

**Category: Commercial****LUA07-117 / BRISTOL WALL SIGN VARIANCE****Status: PENDING****Submittal Date:** 10/02/2007**Acceptance Date:** 10/10/2007**Associated Land Use Actions** Administrative Variance**Address:**

1133 LAKE WASHINGTON BLVD N

**Description:** SIGN VARIANCE (RMC SECTION 4-4-100E4a) TO HAVE MORE THAN 2 SIGNS ON A RESIDENTIAL LOT FOR BRISTOL II AT SOUTHPORT. THE BUILDING HAS TWO EXISTING WALL SIGNS AND A PUBLIC ART PIECE (A LARGE NEON WALL MOUNTED SAILBOAT) AND WOULD LIKE TWO ADDITIONAL WALL SIGNS FOR A TOTAL OF 4 WALL SIGNS. NO SIGNS WOULD EXCEED THE MAXIMUM ALLOWABLE RESIDENTIAL SIGN SIZE OF 32-SQUARE FEET.

The applicant is requesting an Administrative Variance to the sign regulations to have more than 2 signs on a residential lot for the Bristol II at Southport. The building has two existing signs and would like two additional wall signs for a total of 4 signs. None of the signs would exceed the maximum allowable residential sign size of 32 square feet. The project site is located within the Urban Center - North 2 (UC-N2) zone.

**Applicant:**

SECO DEVELOPMENT  
1083 LAKE WASHINGTON BLVD N  
RENTON, WA  
206-371-6434

**Tax ID**

0823059055

**Owner:**

BUILDING C AT SOUTHPORT L L C  
1083 LAKE WASHINGTON BLVD N STE #50  
RENTON WA

**Planner:**

Jill Ding

**Reviewer:**

Jan Illian

**LUA07-116 / UNICO PARKING AND LANDSCAPING****Status: PENDING****Submittal Date:** 10/01/2007**Acceptance Date:** 10/10/2007**Associated Land Use Actions** Shoreline Management**Address:**

919 SW GRADY WAY

**Description:** ADDING PARKING STALLS W/ ASSOCIATED LANDSCAPING AND DRAINAGE WITHIN 200 FEET OF THE SHORELINE

The applicant is requesting the approval of a Shoreline Substantial Development Permit for the construction of 18 parking spaces with associated drainage and landscaping improvements within the 200-foot shoreline buffer of Springbrook Creek. Springbrook Creek is designated as an Urban Shoreline Environment at this location.

**Category: Commercial****LUA07-116 / UNICO PARKING AND LANDSCAPING****Status: PENDING**

**Applicant:** UNICO PROPERTIES  
1215 4TH AVE STE#600  
SEATTLE, WA  
206-628-5075

**Tax ID**

3340407100

**Contact:** LANCE MUELLER & ASSOCIATES/ARCHITECTS  
130 LAKESIDE STE#250  
SEATTLE, WA  
206-325-2553

**Owner:** EARLINGTON LLC  
1215 4TH AVE STE#600  
SEATTLE, WA  
206-628-5050

**Planner:** Jill Ding

**Reviewer:** Jan Illian

**LUA07-103 / RITE AID TEMPORARY STORAGE****Status: APPROVED**

**Submittal Date:** 09/17/2007

**Acceptance Date:** 09/27/2007

**Decision Date:** 10/18/2007

**Associated Land Use Actions** Temporary Use Permit

**Address:**

3116 NE SUNSET BLVD

**Description:** The applicant, Rite Aid, is requesting a Temporary Use Permit for a railroad car storage trailer to be placed on their property for storage purposes. The container would be located at the back of the store adjacent to the loading area of the Rite Aid building. It would be used as storage unit during an interior remodel and then for storage of holiday merchandise from October 1 - December 15, 2007. Trailer dimensions are 40' x 8' x 8.5'.

**Applicant:** RITE AID #5203  
3116 NE SUNSET BLVD  
RENTON, WA  
425-793-5143

**Tax ID**

0423059095

**Owner:** RITE AID CORPORATION  
3116 NE SUNSET BLVD  
RENTON, WA  
425-793-5143

**Planner:** Rocale Timmons

**Planner:** Arneta Henninger

**LUA07-095 / BELLAMONTE IN THE HIGHLANDS****Status: ON HOLD**

**Category: Commercial****LUA07-095 / BELLAMONTE IN THE HIGHLANDS****Status: ON HOLD****Submittal Date:** 08/28/2007**Acceptance Date:** 09/24/2007**Associated Land Use Actions** Environmental (SEPA) Review, Preliminary Plat, Administrative Site Plan**Address:**

316 UNION AVE NE  
 254 UNION AVE NE  
 318 UNION AVE NE

**Description:** The applicant has requested an environmental determination, site plan approval, and preliminary approval for subdivision for 4 contiguous parcels of land located on Union Ave NE. The 2.35 acre property has a Commercial Corridor Comprehensive Plan designation and is in the Commercial Arterial zone. The subdivision would result in subdivided lots for development of up to 20 townhouse units, two lots with two mixed-use structures (1,515 sf ground floor retail space, 7 above-ground condominium units, and 15 parking spaces in each structure), and dedicated open space tracts. A modification of street standards has been requested. A public hearing will be required.

**Applicant:** DAVIS & KURTH  
 1201 MONSTER ROAD SW #320  
 RENTON, WA  
 425-228-5959

**Contact:** HARKOVICH JOHNATHON  
 DAVIS & KURTH  
 1201 MONSTER ROAD SW STE#320  
 RENTON, WA 98057  
 425-264-1964

**Owner:** LANGLEY 4TH AVE ASSOCIATES  
 6450 SOUTHCENTER BLVD #106  
 TUKWILA, WA  
 206-244-0122

**Owner:** PROGRESSIVE DEVELOPMENT LLC  
 254 UNION AVE NE  
 RENTON WA  
 425-235-7957

**Planner:** Elizabeth Higgins

**Reviewer:** Mike Dotson

**Tax ID**

5182100011  
 5182100012  
 5182100014  
 5182100020

**LUA07-089 / LODGE AT ER/HANCHEROFF LLA****Status: PENDING****Submittal Date:** 08/14/2007**Acceptance Date:** 08/31/2007**Associated Land Use Actions** Lot Line Adjustment**Address:**

**Category: Commercial****LUA07-089 / LODGE AT ER/HANCHEROFF LLA****Status: PENDING**

1600 S EAGLE RIDGE DR

**Description:** The applicant has requested a lot line adjustment that would move an north-south property line approximately 60 feet east. This would reduce the size of the east property and increase the size of the west property by about 40,128 sf (0.92 acre).

[REDUCE SIZE OF LODGE AT EAGLE RIDGE LOT BY TRANSFERING A STRIP OF LAND APPROXIMATELY 60' IN WIDTH TO THE ABUTTING PROPERTY TO THE WEST (HANCHEROFF SITE)]

**Applicant:** HANCHEROFF, ROBERT  
17710 234TH AVE SE  
MAPLE VALLEY  
206-484-8888

**Tax ID**

2023059086

**Owner:** EAGLE RIDGE LLA

**Owner:** HANCHEROFF, ROBERT  
17710 234TH AVE SE  
MAPLE VALLEY  
206-484-8888

**Owner:** LODGE AT EAGLE RIDGE LLC  
216 1ST AVE S #340  
SEATTLE WA

**Owner:** THE LODGE AT EAGLE RIDGE LLC  
216 1ST AVE S #340  
SEATTLE, WA  
206-467-2620

**Planner:** Rocale Timmons

**Reviewer:** Rick Moreno

**LUA07-086 / VALLEY VIEW PROF OFFICE****Status: APPROVED****Submittal Date:** 08/13/2007**Acceptance Date:** 08/16/2007**Decision Date:** 10/16/2007**Associated Land Use Actions** Environmental (SEPA) Review, Hearing Examiner Site Plan

**Address:** 400 BLOCK OF S 38TH COURT

**Description:** The applicant is requesting Administrative Site Plan approval and Environmental (SEPA) Review for the construction of a 26,600 square foot combination general office and medical/dental office building and associated parking and landscaping improvements. The project site totals 244,807 square feet (5.6 acres) and is zoned Commercial Office (CO). Project construction would occur on the north portion of the project site due to steep slopes, a class 2 stream, a category 2 wetland, and a category 3 wetland occupying the south portion of the project site. A class 2 stream requires a 100-foot buffer, a category 2 wetland requires a 50-foot buffer and a category 3 wetland requires a 25-foot buffer. Primary access to the site would be provided off of S 38th Court.

**Category: Commercial****LUA07-086 / VALLEY VIEW PROF OFFICE****Status: APPROVED**

**Applicant:** VALLEY VIEW PROFESSIONAL DEV LLC  
607 SW GRADY WY #210  
RENTON, WA  
425-226-3522  
BINH NGUYEN

**Tax ID**

3023059111

**Contact:** NGUYEN BINH  
VALLEY VIEW PROFESSIONAL DEV LLC  
425-226-3522

**Owner:** VALLEY VIEW PROFESSIONAL DEV LLC  
607 SW GRADY WY #210  
RENTON, WA  
425-226-3522

**Planner:** Jill Ding

**Reviewer:** Jan Illian

**LUA07-080 / BELLAMONTE IN HIGHLANDS LLA****Status: PENDING**

**Submittal Date:** 07/26/2007

**Acceptance Date:** 08/17/2007

**Associated Land Use Actions** Lot Line Adjustment

**Address:**

254 UNION AVE NE  
318 UNION AVE NE

**Description:** LOT LINE ADJUSTMENT BETWEEN FOUR PARCELS TO ELIMINATE LOT LINES TO END UP WITH TWO PARCELS

**Applicant:** DAVIS & KURTH  
KRISTEN DAVIS  
1201 MONSTER RD SW #320  
RENTON  
425-228-5959

**Tax ID**

5182100012

5182100014

5182100020

**Contact:** DAVIS & KURTH  
1201 MONSTER RD SW #320  
RENTON, WA  
425-264-1964

**Owner:** LANGLEY 4TH AVE ASSOCIATES  
6450 SOUTHCENTER BLVD #106  
TUKWILA, WA  
206-244-0122

**Planner:** Elizabeth Higgins

**Category: Commercial****LUA07-078 / STOR-HOUSE SELF STORAGE, III****Status: PENDING****Submittal Date:** 07/25/2007**Acceptance Date:** 08/10/2007**Associated Land Use Actions** Administrative Site Plan**Address:**

2825 NE 3RD ST

**Description:** Applicant proposes to develop Phase 3 of the Stor-House Self Storage site with 6 self-storage buildings ranging in size from 3,123 s.f. to 9,900 s.f. (for a total of 34,098 sq ft of new building area) and 10 new surface parking stalls on approximately 2.04 acres. Proposed structures would be one-story or approximately 12-1/2 feet in height. A 29-foot high tower is proposed on Building DD on the north west corner of the structure. Site is zoned IL (Light Industrial). Proposal requires Administrative Site Plan Review.

**Applicant:**

PATRICK GILROY  
1520 140TH AVE NE#200  
BELLEVUE, WA  
425-747-1726 EXT102

**Tax ID**

1623059143

**Contact:**

GILROY PATRICK  
425-747-1726 x102

**Owner:**

GILROY FAMILY, LLC  
1714 BELLEVUE AVE NE  
BELLEVUE, WA  
425-454-0528

**Planner:**

Elizabeth Higgins

**Reviewer:**

Arneta Henninger

**LUA07-068 / LONGACRES LOT LINE ADJUSTMENT****Status: RECORDED****Submittal Date:** 07/10/2007**Acceptance Date:** 07/11/2007**Decision Date:** 08/17/2007**Associated Land Use Actions** Lot Line Adjustment**Address:**

1200 BLOCK OF SW 27TH STREET

**Description:** LONGACRES LOT LINE ADJUSTMENT 1

The applicant is requesting a Lot Line Adjustment for Lots 27-32 of the Boeing Longacres property, second amended Binding Site Plan (Recording # 200505040000673). The purpose is to extend Tract G (access tract) to the south to provide access & utilities to the southerly lots of the Longacres property.

**Applicant:**

LONGACRES PARK, INC  
MC6R6-10  
700 S RENTON VILLAGE PLACE  
RENTON, WA  
425-373-2109

**Tax ID**

0886700270  
0886700280  
0886700290  
0886700300

**Category: Commercial****LUA07-068 / LONGACRES LOT LINE ADJUSTMENT****Status: RECORDED**

**Contact:** W & H PACIFIC  
3350 MONTE VILLA PARKWAY  
BOTHHELL, WA  
425-951-4825

0886700310  
0886700320  
0886700340  
0886700350

**Owner:** LONGACRES PARK, INC  
MC6R6-10  
700 S RENTON VILLAGE PLACE  
RENTON, WA  
425-373-2109

**Planner:** Jill Ding

**Reviewer:** Jan Illian

**LUA07-066 / LANDING LOT 1A SHORT PLAT****Status: APPROVED**

**Submittal Date:** 06/29/2007

**Acceptance Date:** 07/05/2007

**Decision Date:** 09/11/2007

**Associated Land Use Actions** Administrative Short Plat

**Address:**

900 N 10TH PL

**Description:** The applicant is requesting Administrative Short Plat approval for the subdivision of Lot 1 of the Lakeshore Landing Binding Site Plan into two lots. The project site is located within the Urban Center - North 1 (UC-N1) zoning designation and totals 296,555 square feet in area. Lot 1 is proposed at 236,395 square feet and Lot 2 is proposed at 60,161 square feet. A cinema and associated shops for The Landing (file no. LUA06-071) have been approved for construction on Lot 1 and a parking garage has been approved for construction on Lot 2 under separate building permits. Utility and infrastructure improvement have also been approved for the site and are currently under construction. Access to the new lots would be provided off of Logan Avenue NE, and NE 10th Street.

**Applicant:** JM TED EVERAGE  
W&HPACIFIC  
3350 MONTE VILLA PARKWAY  
BOTHHELL, WA  
425-951-4887

**Tax ID**

0886600010

**Contact:** KING RON  
HARVEST PARTNERS  
20503 88TH AVE W  
EDMONDS WA 98026  
425-778-1921

**Owner:** TRANSWESTERN HARVEST LAKESHORE LLC  
9214 WESTCHESTER DRIVE STE#650  
DALLAS, TX  
214-369-0860

**Planner:** Jill Ding

**Category: Commercial****LUA07-066 / LANDING LOT 1A SHORT PLAT****Status: APPROVED****Reviewer:** Jan Illian**LUA07-060 / VALLEY CENTER BLDG****Status: APPROVED****Submittal Date:** 06/12/2007**Acceptance Date:** 06/18/2007**Decision Date:** 09/17/2007**Associated Land Use Actions** Environmental (SEPA) Review, Hearing Examiner Site Plan**Address:**

305 S 43RD ST

**Description:** The applicant for this land use action has requested Site Plan Review for a 443,335 sf, 12 story building located adjacent to the Valley Medical Center at 305 S 43rd Street in Renton. Approximately 181,931 gsf would be medical offices and hospital supporting facilities. Parking for 769 vehicles would be provided on 5-1/2 levels of underbuilding parking. A parking modification has been requested to reduce the parking from the amount required. The building would be 266'-5" to the top of the penthouse feature.

An existing, 6,109 sf, one-story structure, built in 1966, would be demolished as part of this project.

The project is in the Commercial Office (CO) zone within the Commercial Corridor Comprehensive Plan land use designation. A SEPA Environmental Determination will be required and a Hearing Examiner Site Plan Review at a public hearing.

**Applicant:** DAVIS STREET ASSOCIATES, LLC  
1000 2ND AVE #3330  
SEATTLE, WA  
206-233-1999

**Tax ID**

3123059102

**Applicant:** DALE & HELENE BEHAR  
1000 SECOND AVE STE#3330  
SEATTLE, W A  
206-233-1999

**Contact:** DALE & HELENE BEHAR  
BEHAR COMPANY / DAVIS STREET ASSOCIATES,  
1000 SECOND AVENUE STE: #3330  
SEATTLE WA 98104  
206-233-1999  
dale@beharcompany.com

**Owner:** DAVIS STREET ASSOCIATES, LLC  
1000 2ND AVE #3330  
SEATTLE, WA  
206-233-1999

**Planner:** Elizabeth Higgins**Reviewer:** Rick Moreno



**Category: Commercial****LUA07-053 / SANCTUARY AT LANDING LLA****Status: RECORDED****Submittal Date:** 05/17/2007**Acceptance Date:** 05/21/2007**Decision Date:** 06/25/2007**Associated Land Use Actions** Lot Line Adjustment

**Address:** N OF N 8TH ST BTW LOGAN AND GARDEN AVES  
 1002 PARK AVE N  
 1202 N 10TH PL

**Description:** Revision to the lot line separating Lots 1 and 2 of The Landing Lot 2 short plat to straighten the lot line.

**Applicant:** NICOLE HERNANDEZ, PE-  
 W&H ENGINEERING  
 3350 MONTE VILLA PARKWAY  
 BOTHELL, WA  
 425-951-4840

**Tax ID**

0886600020

0886600025

**Applicant:** FAIRFIELD SANCTUARY LP  
 1109 1ST AVE STE#402  
 SEATTLE, WA  
 206-624-4464 EXT101

**Contact:** TRIAD ASSOCIATES  
 12112 115TH AVE NE  
 KIRKLAND WA  
 800-488-0756

**Owner:** FAIRFIELD LAKESHORE 1  
 5510 MOREHOUSE DR  
 SAN DIEGO CA  
 858-457-2123

**Planner:** Jill Ding

**Reviewer:** Jan Illian

**LUA07-049 / EXIT 7 SHORT PLAT****Status: APPROVED****Submittal Date:** 05/08/2007**Acceptance Date:** 05/16/2007**Decision Date:** 06/19/2007**Associated Land Use Actions** Administrative Short Plat

**Address:** 1717 NE 44TH ST  
 1785 NE 44TH ST

**Description:** The applicant is requesting administrative Short Plat approval for the subdivision of an existing 68,609 square foot parcel zoned Commercial Arterial (CA) into 2 lots. Proposed Lot A would be 33,818 square feet in area and proposed Lot B would be 34,792 square feet in area. Access off of both lots would be provided off of NE 44th Street and NE 43rd Street.

**Category: Commercial****LUA07-049 / EXIT 7 SHORT PLAT****Status: APPROVED**

**Applicant:** EXIT 7, INC  
1300 114TH AVE SE #230  
BELLEVUE, WA  
425-453-2400

**Tax ID**

3343301141

**Contact:** BELL DAKIN  
BUSH ROED HITCHINGS INC  
2009 MINOR AVE E  
SEATTLE WA 98102  
206-323-4144

**Owner:** EXIT 7, INC  
1300 114TH AVE SE #230  
BELLEVUE, WA  
425-453-2400

**Planner:** Jill Ding

**Reviewer:** Mike Dotson

**LUA07-048 / LANDING 2 MASTER PLAN****Status: APPROVED**

**Submittal Date:** 05/07/2007

**Acceptance Date:** 05/22/2007

**Decision Date:** 08/15/2007

**Associated Land Use Actions** Binding Site Plan, Master Plan Review

**Address:** S OF N 8TH ST BTW LOGAN AND GARDEN AVES  
1002 PARK AVE N  
701 PARK AVE N  
635 PARK AVE N  
601 PARK AVE N

**Description:** The applicant is requesting Master Site Plan approval and Binding Site Plan approval. The subject site totals approximately 42 acres in area and is located within the Urban Center North - 1 (UCN-1) zoning designation. The proposal would result in the creation of 8 additional lots on the project site. Three of the lots are proposed for redevelopment with retail and/or multi family residential. If the lots were redeveloped with only retail the project would result in the construction of approximately 332,400 square feet of retail space. If the project site were developed with a combination of multi family residential and retail the project would result in the construction of 280,500 square feet of retail and 461,500 square feet of residential.

**Applicant:** BOEING REALTY CORP  
M/C 6R6-10 TRITON TOWER  
700 S RENTON VILLAGE PLACE  
RENTON, WA  
206-650-5960

**Tax ID**

7223000115

0823059209

0886600020

0886600050

7223000105

**Category: Commercial****LUA07-048 / LANDING 2 MASTER PLAN****Status: APPROVED**

**Contact:** ADELSON JEFFREY  
BOEING REALTY CORP  
M/C 6R6-10 TRITON TOWER  
700 S RENTON VILLAGE PLACE  
RENTON WA 98057  
206-650-5960

**Owner:** BOEING REALTY CORP  
M/C 6R6-10 TRITON TOWER  
700 S RENTON VILLAGE PLACE  
RENTON, WA  
206-650-5960

**Planner:** Jill Ding

**Reviewer:** Jan Illian

**LUA07-046 / WESTERN WA DATA PROC. CTR****Status: APPROVED**

**Submittal Date:** 05/02/2007

**Acceptance Date:** 05/16/2007

**Decision Date:** 07/11/2007

**Associated Land Use Actions** Environmental (SEPA) Review, Administrative Site Plan

**Address:** 27TH AND OAKSDALE  
2985 NACHES AVE SW

**Description:** The applicant is requesting Administrative Site Plan approval and Environmental (SEPA) Review for the construction of a one-story 36,000 square foot office with associated parking and landscaping on a 130,963 square foot lot located within the Commercial Office (CO) zoning designation. Access to the site would be provided via a proposed access road off of SW 27th Street created through the Boeing Long Acres binding site plan.

**Applicant:** BANK OF AMERICA  
1001 4TH AVE  
SEATTLE, WA

**Tax ID**

0886700320

**Contact:** THOMPSON JIM  
JONES LANG LASELLE  
1001 4TH AVE 4TH FLOOR  
SEATTLE, WA 98154  
206-358-1037

**Owner:** BANK OF AMERICA  
1001 4TH AVE  
SEATTLE, WA

**Planner:** Jill Ding

**Reviewer:** Jan Illian

**Category: Commercial****LUA07-045 / VMC EMERGENCY SERVICES TOWER Status: APPROVED****Submittal Date:** 05/01/2007**Acceptance Date:** 05/10/2007**Decision Date:** 08/06/2007**Associated Land Use Actions** Environmental (SEPA) Review, Hearing Examiner Site Plan**Address:**

400 S 43RD ST

**Description:** The applicant is requesting Hearing Examiner Site Plan approval and Environmental (SEPA) review for the construction of a 7-story 146,000 square foot Emergency Services Tower on the south side of the Valley Medical Center main hospital. The project site is located within the Commercial Office (Public) (CO(P)) zoning designation. The project would include a 2 level parking garage, the emergency department for the hospital, an Intensive Care Unit, additional patient rooms, and a heliport. The project would be built in 3 phases to allow for continuous operation of the existing emergency department.

8/20/07 - Appeal/Reconsideration received

8/28/07 - Hearing Examiner reviewed reconsideration and granted the modification for excess parking. Appeal period extended to 9/11/07.

**Applicant:**

VALLEY MEDICAL CENTER  
400 S 43RD ST  
RENTON, WA  
425-228-3440

**Tax ID**

8857670010

8857670030

8857670100

**Contact:**

JAMES R. HOBBS  
NBBJ  
YALE AVE N  
SEATTLE, WA 98109  
206-223-5188

**Owner:**

PUBLIC HOSP DISTR#1 KING CO  
P O BOX 50010  
RENTON WA  
VALLEY MED ATTN FINANCE

**Planner:**

Jill Ding

**Reviewer:**

Mike Dotson

**LUA07-036 / TEMP PARKS MAINT FACILITY Status: APPROVED****Submittal Date:** 03/22/2007**Acceptance Date:** 03/30/2007**Decision Date:** 04/13/2007**Associated Land Use Actions** Temporary Use Permit**Address:**

1100 BRONSON WAY N

**Description:** Application for a Temporary Use Permit to convert a vacant store into a temporary City of Renton Parks Department maintenance facility. The project is located on a 41,528 sq. ft. lot in the Commercial Arterial zone. Building will be occupied for approximately two years until the new Parks Maintenance Facility is built. The only proposed construction is an interior

**Category: Commercial****LUA07-036 / TEMP PARKS MAINT FACILITY****Status: APPROVED**

remodel to add two additional bathrooms, and will entail minimal hauling of debris. Construction dates will be from April 13 through the end of May. The anticipated number of employees using the temporary Parks Facility: 14 year round, plus 15 part-time in the summer. Hours of operation will be 7:00am to 4:00pm.

**Applicant:** CITY OF RENTON PARKS DEPT  
1055 SOUTH GRADY WAY  
RENTON, WA  
425-430-6608

**Tax ID**

7224000155

**Owner:** R & J PROPERTIES LLC % RONA  
7670 80TH PL SE  
MERCER ISLAND WA

**Planner:** Andrea Petzel

**LUA07-035 / UNICO LOT LINE ADJUSTMENT****Status: RECORDED****Submittal Date:** 03/20/2007**Acceptance Date:** 03/26/2007**Decision Date:** 04/17/2007**Associated Land Use Actions** Lot Line Adjustment**Address:**

919 SW GRADY WAY

**Description:** LOT LINE ADJUSTMENT BETWEEN THREE PARCELS TO CREATE TWO PARCELS SO THAT PARKING FOR NEW KING COUNTY ELECTIONS CAN BE LOCATED ON THE SAME LOT AS THE BUILDING

The applicant is proposing a lot line adjustment between 3 existing parcels (A, B, and C), which total 321,037 square feet in area and are located within the Commercial Office (CO) zoning designation. The proposed lot line adjustment would consolidate parcel the three parcels into two lots (A and B). Lot A is proposed at 185,567 square feet in area and Lot B is proposed at 133,766 square feet in area. Two existing buildings, parking, and landscaping currently occupy the project site. All existing improvements are proposed to remain. The resulting lots would each contain one building and the necessary parking.

**Applicant:** UNICO PROPERTIES LLC  
1215 4TH AVE STE# 600  
SEATTLE, WA  
206-628-5075

**Tax ID**

3340407100

2423049124

**Contact:** BETSY DYER  
18215 72ND AVE S  
KENT, WA  
425-251-6222

**Owner:** EARLINGTON, LLC  
1215 4TH AVE STE# 600  
SEATTLE, WA  
206-628-5050

**Category: Commercial****LUA07-035 / UNICO LOT LINE ADJUSTMENT****Status: RECORDED****Planner:** Jill Ding**Reviewer:** Kayren Kittrick**LUA07-024 / Hwazan Buddhist Healing Arts C****Status: APPROVED****Submittal Date:** 02/27/2007**Acceptance Date:** 03/05/2007**Decision Date:** 04/09/2007**Associated Land Use Actions** Administrative Conditional Use**Address:**

1110 EDMONDS AVE NE

**Description:** Application for an Administrative Conditional Use Permit to allow additional holistic health services to an existing facility in the RMF zone. The applicant proposes to covert 26,680 of the existing Healing Arts Center into use by the Hwazan Buddhist Foundation. The existing holistic healing center will remain and new services including a retreat center, classrooms and short term boarding, will be added. There is no proposal for any exterior remodel/addition to the existing building.

COVERT 26,680 SQ FT HEALING ARTS CENTER BLDG TO BUDDHIST FOUNDATION RETREAT CENTER.

**Applicant:** HWAZAN BUDDHIST FOUNDATION  
PO BOX 18948  
SEATTLE, WA  
206-407-3089

**Tax ID**

0923059161

**Contact:** COLLIERS INTERNATIONAL  
11225 SE 6TH ST #240  
BELLEVUE, WA  
425-453-3142

**Owner:** HAC ENTERPRISES LLC  
1100 EDMONDS AVE NE  
RENTON, WA  
425-255-2226

**Planner:** Andrea Petzel**Reviewer:** Arneta Henninger**LUA07-020 / YOUNKER NISSAN RELOCATION****Status: APPROVED**

**Category: Commercial****LUA07-020 / YOUNKER NISSAN RELOCATION** **Status: APPROVED****Submittal Date:** 02/14/2007**Acceptance Date:** 02/23/2007**Decision Date:** 03/19/2007**Associated Land Use Actions** Environmental (SEPA) Review, Administrative Site Plan**Address:**

3401 EAST VALLEY RD

**Description:** Development of a 4.5 acre site, currently vacant, into a vehicle showroom and sales lot for an automobile (Nissan) dealership. The property is located in an industrial zone. The proposed project requires Site Plan review and Environmental review.**Applicant:** YOUNKER NISSAN  
3820 EAST VALLEY RD  
RENTON, WA  
425-251-8100**Tax ID**

1253600010

**Contact:** JEFF BROWN, PE  
PETERSON CONSULTING ENGINEERS  
4010 LAKE WASH BLVD NE #300  
KIRKLAND WA 98033  
425-827-5874**Owner:** CHURCH PENNY R  
3820 E VALLEY RD  
RENTON WA**Planner:** Elizabeth Higgins**Reviewer:** Jan Illian**LUA07-004 / NEWFOURTH LOT LINE ADJUSTMENT** **Status: ON HOLD****Submittal Date:** 01/04/2007**Acceptance Date:** 01/18/2007**Associated Land Use Actions** Lot Line Adjustment**Address:**

3709 NE 4TH ST

**Description:** The applicant has requested an adjustment of an existing lot line between two properties to create two buildable lots within the Commercial Arterial Zone.**Applicant:** NEWFOURTH LLC  
19129 SE 145TH STREET  
RENTON  
Steve Beck**Tax ID**

1623059025

1623059001

**Owner:** DEMO CORP  
PO BOX 2078  
RENTON WA**Planner:** Elizabeth Higgins**Reviewer:** Jan Illian

**Category: Commercial****LUA07-003 / ATS AUTOMATION ADDITION****Status: APPROVED****Submittal Date:** 01/04/2007**Acceptance Date:** 01/12/2007**Decision Date:** 04/09/2007**Associated Land Use Actions** Environmental (SEPA) Review, Administrative Site Plan**Address:**

450 SHATTUCK AVE S

**Description:** The applicant has submitted an application for approval to add a 4 story, 7,400 sf (gross area) addition to an existing 4 story, 23,815 sf (gross area) building. The existing building, built in 1920, is listed on the King County Historic Resources Inventory. An environmental review and approval and site plan review and approval are required prior to issuance of building permits. The property is located in a potentially hazardous geologic area.

4/2/07 - ERC appeal/reconsideration received

4/9/07 - ERC committee revised SEPA Determinatino and changed the ERC Mitigation Measures to reflect change. Revised ERC Determination issued and appeal period ends 5/2/07

**Applicant:** WEAVER ARCHITECTS  
1411 4TH AVE. SUITE 430  
SEATTLE WA

**Tax ID**

7841300201

7841300175

**Contact:** WEAVER HENRY  
WEAVER ARCHITECTS  
206-262-9622

**Owner:** TEAM PROPERTIES, LLC  
450 SHATTUCK  
RENTON  
425-251-9680

**Owner:** ATS AUTOMATION  
450 SHATTUCK AV S STE 100  
RENTON WA

**Planner:** Elizabeth Higgins**Reviewer:** Jan Illian**LUA06-150 / HILLCREST SQUARE TOWNHOMES LLA****Status: RECORDED****Submittal Date:** 11/30/2006**Acceptance Date:** 12/11/2006**Decision Date:** 04/27/2007**Associated Land Use Actions** Lot Line Adjustment**Address:**

325 DUVALL AVE NE  
301 DUVALL AVE NE

**Description:** The applicant is requesting approval of a lot line adjustment to eliminate the internal lot line between two lots in order to construct the residential component of the Bales Mixed Use



**Category: Commercial****LUA06-150 / HILLCREST SQUARE TOWNHOMES ILLA Status: RECORDED**

Project (LUA04-015). Parcel A is presently 49,435 sq. ft. and Parcel B is 48,396 sq. ft. The resulting parcel would be 97,831 sq. ft. (2.25 acres).

**Contact:** CORE DESIGN INC  
14711 NE 29TH PLACE #101  
BELLEVUE, WA  
425-885-7877

**Tax ID**

1523059034  
1523059036

**Owner:** HILLCREST SQUARE L L C  
10430 RENTON-ISSAQUAH RD SE  
ISSAQUAH WA  
KC Assessor Account NOT FOUND

**Planner:** Seth Geiser

**Reviewer:** Arneta Henninger

**LUA06-114 / LAKE WASH PILING REMOVAL Status: ISSUED**

**Submittal Date:** 08/31/2006

**Acceptance Date:** 09/08/2006

**Decision Date:** 10/09/2006

**Associated Land Use Actions** Environmental (SEPA) Review, Shoreline Exemption

**Address:** LAKE WASHINGTON OFF QUENDALL TERMINALS

**Description:** The Washington State Department of Natural Resources has requested an exemption certificate for work within the ordinary high water mark of waters of the State (Lake Washington). the work would consist of removal of derelict piling removal in areas of Lake Washington subject to traffic by water craft.

**Applicant:** STATE DNR  
950 FARMAN AVE N  
ENUMCLAW, WA  
360-825-1631

**Tax ID**

2924059014  
2924059013

**Owner:** STATE DNR  
950 FARMAN AVE N  
ENUMCLAW, WA  
360-825-1631

**Planner:** Elizabeth Higgins

**LUA06-108 / LINN OFFICE CONVERSION FROM SF Status: COMPLETE**

**Submittal Date:** 08/10/2006

**Acceptance Date:** 08/31/2006

**Decision Date:** 02/12/2007

**Associated Land Use Actions** Hearing Examiner Variance

**Address:**

337 PARK AVE N

**Category: Commercial****LUA06-108 / LINN OFFICE CONVERSION FROM SF Status: COMPLETE**

**Description:** The applicant is converting an existing single family home on a 4,838 sf lot in the Commercial Arterial (CA) zone to an office use. The applicant is requesting a Hearing Examiner variance to eliminate the requirement for a 15 ft. landscape strip along the south property line, which is required to buffer the commercial use from the residentially zoned and used property to the south. Due to the limited width of the lot, it is not possible to provide the required parking and driveway, and also the landscaping.

11/1/06 - appealed. 11/20/06 - Scheduled to go before the Planning & Development Committee

2/12/07 Planning & Development approved the requested variance

**Applicant:** LINN ALDEN AND TISHA  
2907 PARK AVE N  
RENTON, WA  
425-829-9707

**Tax ID**

7224000470

**Owner:** LINN ALDEN AND TISHA  
2907 PARK AVE N  
RENTON, WA  
425-829-9707

**Planner:** Andrea Petzel

**Reviewer:** Kayren Kittrick

**LUA06-099 / Harper Engineering Site Status: ON HOLD**

**Submittal Date:** 08/04/2006

**Acceptance Date:** 08/16/2006

**Decision Date:** 03/19/2007

**Associated Land Use Actions** Environmental (SEPA) Review, Administrative Site Plan

**Address:**

3000 EAST VALLEY RD

**Description:** An application has been submitted requesting site plan review and approval for construction of a new 20,000 gross square foot building to be located on a currently vacant 1.76 acre lot. The site is located on the east side of the East Valley Highway at approximately SW 29th Street. The proposed use is professional engineering office with associated laboratory and manufacturing facilities. There are wetlands on the site that will be preserved with a proposed twenty-five foot buffer.

**Chronology related to appeals:**

03-05-2007: City issues MDNS, Determination of Non-significance, Mitigated.

03-20-2007: City issues a Site Plan Approval decision subject to mitigating conditions.

03-26-2007: Anmarco files an appeal of the City's MDNS.

04-16-2007: Anmarco files an appeal of the site plan approval decision.

05-18-2007: Elizabeth Higgins's letter to applicant and parties of record states that the City has rescinded both its Site Plan Approval and MDNS and that the public hearing has been cancelled.

05-21-2007: City rescinds its threshold determination thus "rendering the environmental

**Category: Commercial****LUA06-099 / Harper Engineering Site****Status: ON HOLD**

appeal moot".  
08-03-2007: Status of project is "on-hold".

**Applicant:** HARPER O J  
200 S TOBIN  
RENTON, WA  
(425) 255-0414

**Tax ID**

3023059085

**Contact:** RONHOVDE TORJAN  
THE RONHAVDE ARCHITECTS LLC  
14900 INTERURBAN AVE S, #138  
TUKWILA, WA  
(206) 859-5500

**Owner:** YOUNKER R  
1410 102ND AV NE  
BELLEVUE WA

**Planner:** Elizabeth Higgins

**Reviewer:** Jan Illian

**LUA06-098 / Bob BridgeToyota Expansion****Status: APPROVED**

**Submittal Date:** 08/01/2006

**Acceptance Date:** 08/30/2006

**Decision Date:** 09/21/2006

**Associated Land Use Actions** Environmental (SEPA) Review, Site Plan Approval

**Address:** 150 SW 7TH ST

**Description:** SITE PLAN REVIEW AND ENVIRONMENTAL REVIEW.

The applicant is proposing to remove part of, and make an addition to, an existing 35,049 sf auto dealership building on a 4.06 acre site in the CA zone, in the Automall District. A 5,867 sf auto showroom would be removed and a new 2-story, 24,368 sf showroom with offices above would be constructed. Part of the landscaping and parking would be reconfigured. There are no critical areas on or near the site. The trees on the site would be retained.

In archeological area!

**Applicant:** BERG ROYCE A  
LPN ARCHITECTS  
3003 80TH AVE SE  
MERCER ISLAND, WA  
206.230.6648  
royce@lpnarchitects.com

**Tax ID**

1823059038

**Owner:** KCB COMPANY, LLC, BOB BRIDGE  
150 SW 7TH ST  
RENTON, WA  
425.277.1498

**Category: Commercial****LUA06-098 / Bob Bridge Toyota Expansion****Status: APPROVED****Planner:** Valerie Kinast**Reviewer:** Mike Dotson**LUA06-094 / VMC - CENTRAL UTILITIES PLANT****Status: APPROVED****Submittal Date:** 07/25/2006**Acceptance Date:** 08/22/2006**Decision Date:** 10/17/2006**Associated Land Use Actions** Environmental (SEPA) Review, Administrative Site Plan**Address:** 400 S 43RD ST

**Description:** The applicant has requested Administrative Site Plan Review and Environmental (SEPA) Review to provide enclosures for three new chillers and locates four emergency generators in the now-empty Cogeneration building. The proposal would also include providing an enclosed routed for the piping back to the hospital boiler distribution area, which would occur in the ceiling space of the relocated SPD locating dock space. In addition, the project will include the installation of new cooling towers, enclosure of the med-gas storage, underground fuel storage for generators and future boilers, and the creation of space for engineers' workshop. The project would be constructed on a 1,055,589 square foot site located within the Commercial Office - Public (CO(P)) zone.

**Applicant:** VALLEY MEDICAL CENTER  
400 SOUTH 43RD STREET  
RENTON  
425-228-3400

**Tax ID**

8857670010  
8857670030  
8857670100

**Owner:** PUBLIC HOSP DISTR#1 KING CO  
P O BOX 50010  
RENTON WA  
VALLEY MED ATTN FINANCE

**Planner:** Jill Ding**Reviewer:** Arnetta Henninger**LUA06-085 / RITE AID TEMP STORAGE TRAILER****Status: COMPLETE****Submittal Date:** 07/05/2006**Acceptance Date:** 07/26/2006**Decision Date:** 08/10/2006**Associated Land Use Actions** Temporary Use Permit**Address:**

3116 NE SUNSET BLVD

**Description:** The applicant, Rite Aid, is requesting a Temporary Use Permit for a railroad car storage trailer to be placed on their property for storage purposes. The container would be located at the back of the store adjacent to the loading area of the Rite Aid building. It would be used as storage unit during an interior remodel and then for storage of holiday merchandise from September 1 - December 1, 2006. Trailer dimensions are 40' x 8' x 8.5'.

**Category: Commercial****LUA06-085 / RITE AID TEMP STORAGE TRAILER****Status: COMPLETE**

**Applicant:** RITE AID CORP  
3116 NE SUNSET BLVD  
RENTON, WA  
425-793-5143

**Tax ID**

0423059095

**Owner:** RITE AID CORP  
3116 NE SUNSET BLVD  
RENTON, WA  
425-793-5143

**Planner:** Andrea Petzel

**Reviewer:** Arneta Henninger

**LUA06-080 / LOWE'S SHORT PLAT****Status: RECORDED**

**Submittal Date:** 06/27/2006

**Acceptance Date:** 07/18/2006

**Decision Date:** 08/14/2006

**Associated Land Use Actions** Administrative Short Plat

**Address:** 800 GARDEN AVE N

**Description:** The applicant is requesting Administrative Short Plat approval for the subdivision of an existing 930,874 square foot (21.4 acre) parcel into two lots located within the Urban Center - North 1 (UC-N1) zoning designation. An existing 151,840 square foot Fry's electronics store is located on proposed Lot 1. A proposed 129,342 square foot Lowe's hardware store with a 26,222 square foot Garden Center would be located on proposed Lot 2 and is being reviewed under a separate application for Site Plan Review (file no. LUA05-161). The proposed lot areas are as follows: Lot 1 at 504,486 square feet (11.58 acres) and Lot 2 at 426,388 square feet (9.79 acres).

**Applicant:** LOWE'S HIW  
1530 FARADAY AVE #140  
CARLSBAD, CA  
760-804-5308

**Tax ID**

0823059217

**Contact:** PACLAND  
11235 SE6TH ST#220  
BELLEVUE, WA  
425-453-9501

**Owner:** DASH 80 LP  
440 N FIRST ST #200  
SAN JOSE CA  
408-274-7227

**Planner:** Jill Ding

**Reviewer:** Jan Illian

**Category: Commercial****LUA06-074 / EAGLE RIDGE SHORT PLAT****Status: RECORDED****Submittal Date:** 06/12/2006**Acceptance Date:** 07/10/2006**Decision Date:** 09/21/2006**Associated Land Use Actions** Administrative Short Plat**Address:** 1611 EAGLE RIDGE DR S

**Description:** The requested land use action would result in the subdivision of one parcel into two separate parcels (short subdivision). Parcel 'A' would be 38,096 square feet and Parcel 'B' would consist of 80,983 square feet. An existing 2-story, 7,000 sq. ft. office building on Parcel "A" is to remain. This proposed action is an administrative review process. No new construction is proposed at the present time.

**Applicant:** HANCHEROFF, ROBERT  
17710 234TH AVE SE  
MAPLE VALLEY  
206-484-8888

**Tax ID**

2023059097

**Owner:** HANCHEROFF ROBERT W+DIANE  
17710 234TH AV SE  
MAPLE VALLEY WA

**Planner:** Elizabeth Higgins**Reviewer:** Mike Dotson**LUA06-073 / Seahawks Training Facility****Status: APPROVED****Submittal Date:** 06/09/2006**Acceptance Date:** 06/23/2006**Decision Date:** 12/07/2006**Associated Land Use Actions** Environmental (SEPA) Review, Hearing Examiner Site Plan, Master Plan Review, Shoreline Management

**Address:**  
5015 RIPLEY LN N

**Description:** The Seattle Seahawks Headquarters and Training Facility is proposed to be located on a 19.68 acre (857,477 sf) site known as the "North Baxter Property," a former timber processing facility located on the shore of Lake Washington in Northeast Renton.

In addition to approximately 1,887 lineal feet of Lake Washington shoreline, a jurisdictional wetland is located on the site. The wetland and a portion of the shoreline have been restored as part of site cleanup activities. Site cleanup from previous industrial activities is on-going and would continue simultaneously with the initial stages of site development.

The project proponent has submitted a land use master application requesting Master Plan Review, Site Plan Review, and a Shoreline Substantial Development Permit. The Shoreline Permit is required due to the project's proximity to Lake Washington. The requested actions require environmental review by the City of Renton in accordance with the State Environmental Policy Act (SEPA).

5/8/07 - Appeal received from Lawrence Barsher

**Category: Commercial****LUA06-073 / Seahawks Training Facility****Status: APPROVED**

**Applicant:** VULCAN  
505 5TH AVE  
SEATTLE, WA  
206-342-2000

**Applicant:** SEATTLE SEAHAWKS  
11220 NE 53RD ST  
KIRKLAND, WA

**Contact:** COLLIVER RAY  
PORT QUENDALL COMPANY  
206-342-2000  
rayc@vulcan.com

**Owner:** PORT QUENDALL COMPANY  
505 5TH AV S #900  
SEATTLE WA  
C/O VULCAN INC

**Planner:** Elizabeth Higgins

**Reviewer:** Arneta Henninger

**Tax ID**

2924059001

2924059015

**LUA06-071 / LANDING SITE PLAN APPROVAL****Status: APPROVED****Submittal Date:** 06/07/2006**Acceptance Date:** 06/28/2006**Decision Date:** 08/17/2006**Associated Land Use Actions** Administrative Site Plan

**Address:** N OF N 8TH ST BTW LOGAN AND GARDEN AVES  
1002 PARK AVE N  
901 GARDEN AVE N  
801 PARK AVE N

**Description:** The applicant is requesting Administrative Site Plan Approval for the construction of an approximately 635,500 square foot commercial/retail development with a 12 screen cinema. The proposed development would be constructed on a 38.7 acre site located within the Urban Center - North 1 (UC-N1) zoning designation. Proposed site improvements would consist of landscaping, utilities and stormwater and special design standards for the zoning. The structures are proposed to range in height from approximately 30 to 75 feet; the maximum permitted number of stories for the UC-N1 zone is 10. The parking provided would be a mix of structured and surface parking. A four level parking garage is proposed that would provide 679 parking stalls and a 2,001 stall surface parking lot is also proposed. A parking modification has been requested to reduce the required length of the surface parking stall size by 1-foot from 19 feet to 18 feet. The proposed project received Master Site Plan approval May 19, 2006.

**Category: Commercial****LUA06-071 / LANDING SITE PLAN APPROVAL****Status: APPROVED**

**Applicant:** NICOLE HERNANDEZ, PE-  
W&H ENGINEERING  
3350 MONTE VILLA PARKWAY  
BOTHELL, WA  
425-951-4840

**Owner:** BOEING COMPANY THE  
100 N RIVERSIDE M/C 5003-4027  
CHICAGO IL  
100 N RIVERSIDE  
KC Assessor Account NOT FOUND

**Planner:** Jill Ding

**Reviewer:** Jan Illian

**Tax ID**

0886600020  
0886600030  
0886600040  
0886600100

**LUA06-069 / LANDING LOT 3 SHORT PLAT****Status: RECORDED****Submittal Date:** 06/06/2006**Acceptance Date:** 06/12/2006**Decision Date:** 06/29/2006**Associated Land Use Actions** Administrative Short Plat

**Address:** N OF N 8TH ST BTW LOGAN AND GARDEN AVES  
901 GARDEN AVE N

**Description:** The applicant is requesting Administrative Short Plat Approval for the subdivision of an existing 575,055 square foot (13.2 acre) parcel located within the Urban Center - North 1 (UC-N1) zoning designation for the future construction of a commercial development with associated landscaping and parking improvements. The subject property was previously used as a parking lot. Proposed Lot 1 area would be 228,261 square feet and proposed Lot 2 area would be 346,794 square feet. A Master Plan has been approved on the subject property under LUA05-136, SA-M.

**Applicant:** NICOLE HERNANDEZ, PE-  
W&H ENGINEERING  
3350 MONTE VILLA PARKWAY  
BOTHELL, WA  
425-951-4840

**Tax ID**

0886600030

**Contact:** HARVEST PARTNERS  
20503 88TH AVE W  
EDMONDS, WA  
425-778-1921

**Owner:** TRANSWESTERN HARVEST LAKESHORE LLC  
9214 WESTCHESTER DRIVE #650  
DALLAS, TX  
214-369-0860

**Planner:** Jill Ding**Reviewer:** Jan Illian



**Category: Commercial****LUA06-068 / LANDING LOT 2 SHORT PLAT****Status: RECORDED****Submittal Date:** 06/06/2006**Acceptance Date:** 06/12/2006**Decision Date:** 06/28/2006**Associated Land Use Actions** Administrative Short Plat**Address:** N OF N 8TH ST BTW LOGAN AND GARDEN AVES  
1002 PARK AVE N**Description:** The applicant is requesting Administrative Short Plat Approval for the subdivision of an existing 340,865 square foot (7.8 acre) parcel located within the Urban Center - North 1 (UC-N1) zoning designation for the future construction of a residential and commercial development with associated parking and landscaping improvements. The subject property was previously used as a parking lot. Proposed Lot 1 area would be 152,464 square feet and proposed Lot 2 area would be 188,401 square feet. A Master Plan has been approved on the subject property under LUA05-136, SA-M.**Applicant:** NICOLE HERNANDEZ, PE-  
W&H ENGINEERING  
3350 MONTE VILLA PARKWAY  
BOTHELL, WA  
425-951-4840**Tax ID**

0886600020

**Owner:** BOEING COMPANY THE  
100 N RIVERSIDE M/C 5003-4027  
CHICAGO IL  
100 N RIVERSIDE  
KC Assessor Account NOT FOUND**Planner:** Jill Ding**Reviewer:** Jan Illian**LUA06-066 / RENTON KIA DEALERSHIP****Status: APPROVED****Submittal Date:** 06/05/2006**Acceptance Date:** 06/26/2006**Decision Date:** 09/07/2006**Associated Land Use Actions** Environmental (SEPA) Review, Administrative Site Plan**Address:** SE CORNER OF GRADY WAY & RAYMOND AVE SW**Description:** The applicant is requesting Administrative Site Plan Approval and Environmental (SEPA) Review for the construction of a new 25,200 square foot Kia auto dealership on a 33,578 square foot parcel. The subject property is located within the Commercial Arterial (CA) zone and within the Renton Automall Area A. Construction of the new dealership will include associated parking and landscaping improvements. The proposed dealership would be two stories in height with an underground parking garage. Additional parking would be provided on along the eastern and western property lines. The subject property is located within a seismic hazard area.

**Category: Commercial****LUA06-066 / RENTON KIA DEALERSHIP****Status: APPROVED**

**Applicant:** LANPHERE ENTERPRISES OF WA  
12520 SW CANYON ROAD  
BEAVERTON OR

**Tax ID**

3340404730

**Owner:** LANPHERE ENTERPRISES OF WA  
PO BOX 4040  
RENTON WA

**Planner:** Jill Ding

**Reviewer:** Rick Moreno

**LUA06-057 / LOT1&4 TRACT C LOT LINE ADJ****Status: RECORDED**

**Submittal Date:** 05/23/2006

**Acceptance Date:** 05/25/2006

**Decision Date:** 07/21/2006

**Associated Land Use Actions** Lot Line Adjustment

**Address:** N OF N 8TH ST BTW LOGAN AND GARDEN AVES  
1002 PARK AVE N

**Description:** Lot line adjustment between Lots 1,4, and Tract C of the Boeing Lakeshore Landing Binding Site Plan. The purpose of the lot line adjustment is to ensure that adequate right-of-way is available for the future round about.

**Applicant:** NICOLE HERNANDEZ, PE-  
W&H ENGINEERING  
3350 MONTE VILLA PARKWAY  
BOTHELL, WA  
425-951-4840

**Tax ID**

0886600020

**Owner:** BOEING COMPANY THE  
100 N RIVERSIDE M/C 5003-4027  
CHICAGO IL  
100 N RIVERSIDE  
KC Assessor Account NOT FOUND

**Planner:** Jill Ding

**Reviewer:** Jan Illian

**LUA06-049 / ACURA SALES EVENT TEMP USE****Status: APPROVED**

**Submittal Date:** 04/25/2006

**Acceptance Date:** 05/03/2006

**Decision Date:** 05/03/2006

**Associated Land Use Actions** Temporary Use Permit

**Address:** 901 S GRADY WAY

**Description:** TEMPORARY CAR SALES AT SAM'S CLUB--ACURA SALES EVENT MAY 18TH THROUGH 21ST, 2006.

**Category: Commercial****LUA06-049 / ACURA SALES EVENT TEMP USE****Status: APPROVED**

**Applicant:** JIM ROES  
CHAE INC./ACURA OF SEATTLE  
301 BAKER BLVD  
SEATTLE, WA  
206-433-1000

**Tax ID**

1723059183  
2023059007  
9154600010

**Owner:** BOB NOBLE  
WALMART  
901 S GRADY WAY  
RENTON, WA

**Planner:** Derek Jordan

**LUA06-045 / RAINIER STATION****Status: RECORDED****Submittal Date:** 04/18/2006**Acceptance Date:** 05/03/2006**Decision Date:** 07/28/2006**Associated Land Use Actions** Lot Line Adjustment

**Address:** 601 RAINIER AVE N  
625 RAINIER AVE N  
559 RAINIER AVE N

**Description:** LOT LINE ADJUSTMENT FOR THREE PARCELS ASSOCIATED WITH RAINIER STATION  
COMMERCIAL DEVELOPMENT, CONSISTENT WITH SITE PLAN PROPOSAL (LUA05-155 ).

**Contact:** AHBL, INC  
2215 N 30TH STREET #300  
TACOMA  
253-383-2422

**Tax ID**

9564800175  
4202401210  
9564800007  
9564800170

**Owner:** JDA GROUP LLC&I D KLINE CO  
95 S TOBIN ST #201  
RENTON WA  
C/O HOLMAN R/E SERVICES

**Planner:** Jennifer Henning

**Reviewer:** Arneta Henninger

**LUA06-044 / EXIT 7 AUTO SALES****Status: APPROVED****Submittal Date:** 04/17/2006**Acceptance Date:** 06/05/2006**Decision Date:** 07/07/2006**Associated Land Use Actions** Environmental (SEPA) Review, Administrative Site Plan

**Address:**  
1700 NE 44TH ST

**Category: Commercial****LUA06-044 / EXIT 7 AUTO SALES****Status: APPROVED**

**Description:** Applicant is requesting Administrative Site Plan Review, and Environmental (SEPA) Review for the construction of an auto sales lot. The proposed auto sales lot would be constructed on a 1.87 acre vacant parcel located within the Commercial Arterial (CA) zoning designation. Access to the site would be provided via a commercial driveway onto NE 44th Street. A Class 2 stream and an associated Category 2 wetland have been identified on the west side of the subject property. A Class 2 stream requires a 100-foot buffer and a Category 2 wetland requires a 50-foot buffer. A reduction in the stream buffer down to a minimum of 75 feet has been requested.

**Applicant:** TOM EASLEY

**Tax ID**

3343301150

**Contact:** ADAM PAUL  
RUPERT ENGINEERING, INC  
1519 WEST VALLEY HWY. N.  
SUITE 101  
AUBURN  
253-833-7776  
APAU@RUPERTENG.COM

**Owner:** TOM EASLEY  
7867 159TH PLACE NE  
REDMOND  
425-681-4700

**Planner:** Jill Ding

**Reviewer:** Jan Illian

**LUA06-033 / Southport West Flume Decking****Status: APPROVED**

**Submittal Date:** 03/23/2006

**Acceptance Date:** 06/08/2006

**Decision Date:** 07/21/2006

**Associated Land Use Actions** Shoreline Management

**Address:** 1053 LAKE WASHINGTON BLVD N

**Description:** The applicant is requesting a Shoreline Substantial Development Permit to install decking above the exposed water discharge tunnel ("flume") located along the western property line to accommodate a public walkway. The proposed decking would be installed on the upland portion of the property. No work is proposed in or over Lake Washington and no utility, excavation, fill, or grading work is proposed. A public walkway easement has been proposed over the westerly 10 feet of the flume cover for a public walkway connection that would be apart of the Sam Chastain trail connecting Gene Coulon Park with the trail along the Cedar River. The subject property is located within the Urban Center - North 2 (UC-N2) zoning designation and is located within the Urban Shoreline Environment.

**Category: Commercial****LUA06-033 / Southport West Flume Decking****Status: APPROVED**

**Applicant:** SOUTHPORT ONE LLC  
1083 LAKE WASH BLVD N #50  
RENTON, WA  
425-282-5833

**Tax ID**

0523059075

**Contact:** STALZER AND ASSOCIATES  
603 STEWARD STREET  
SUITE 419  
SEATTLE, WA  
206-264-1150

**Owner:** SOUTHPORT ONE LLC  
1083 LAKE WASH BLVD N #50  
RENTON, WA  
425-282-5833

**Planner:** Jill Ding

**Reviewer:** Jan Illian

**LUA06-027 / ACURA CAR SALES EVENT****Status: ISSUED****Submittal Date:** 03/13/2006**Acceptance Date:** 03/29/2006**Decision Date:** 03/31/2006**Associated Land Use Actions** Temporary Use Permit

**Address:** 915 S GRADY WAY

**Description:** A temporary use permit for approximately 100 new and used car sales event at the north end of the Sam's Club parking lot. A tent will be placed in the far NE corner with not utilities. The hours of operation will be from 10am - 9pm on April 7th, 8th, & 9th, 2006

**Applicant:** ACURA OF SEATTLE  
301 BAKER BLVD  
SEATTLE, WA  
JIM ROES

**Tax ID**

1723059072

**Owner:** CITY OF RENTON  
1055 S GRADY WY  
RENTON WA

**Planner:** Derek Jordan

**LUA06-020 / KENNYDALE CAFE MIXED USE****Status: APPROVED****Submittal Date:** 02/28/2006**Acceptance Date:** 03/20/2006**Decision Date:** 04/18/2006**Associated Land Use Actions** Environmental (SEPA) Review, Administrative Site Plan

**Address:** 1322 LAKE WASHINGTON BLVD N

**Category: Commercial****LUA06-020 / KENNYDALE CAFE MIXED USE****Status: APPROVED**

**Description:** THE APPLICANT IS REQUESTING HEARING EXAMINER SITE PLAN APPROVAL AND ENVIRONMENTAL REVIEW FOR A 4-STORY MIXED-USE BUILDING WITH 4 TOWNHOUSE UNITS OVER A 3,528 SQ FT COMMERCIAL AREA AND PARKING GARAGE, AND A DETACHED FOUR CAR GARAGE. THE PROPOSAL INCLUDES GRADING ON STEEP (>40%) SLOPES WHICH HAVE PREVIOUSLY BEEN DETERMINED TO BE MAN-MADE.

**Applicant:** POOL MATT  
POOL BROTHERS CONSTRUCTION  
PO BOX 3023  
RENTON, WA  
253-405-3425

**Tax ID**

3344500005

**Owner:** POOL BROTHERS CONSTRUCTION LLC  
1322 LAKE WASHINGTON BV N  
RENTON WA

**Planner:** Keri Weaver

**Reviewer:** Arneta Henninger

**LUA06-014 / LE DEV RETAIL/OFFICE BLDG****Status: APPROVED**

**Submittal Date:** 02/14/2006

**Acceptance Date:** 03/03/2006

**Decision Date:** 04/27/2006

**Associated Land Use Actions** Environmental (SEPA) Review, Administrative Site Plan

**Address:** NE 4th St, at the east corner of Queen A  
3700 NE 4TH ST

**Description:** The applicant is requesting administrative site plan review and environmental review of a proposal to construct a two-story, 16,384 sf commercial building, 44 parking spaces and associated improvements. The ground floor would contain 8,028 sf gross of retail space and the second floor would contain 8,028 sf gross of office use. The building would be located at the front of the lot, along NE 4th St., and the parking would be at the rear. Access would be via a driveway to Queen Ave. NE. Four of the 61 trees on the site would be retained. Five street trees would be planted along the frontage, as part of a 6' landscape strip. 19 new trees are proposed along the rear property line in a 10' landscape strip. The applicant is required to dedicate 25' of public right-of-way along the west lot line and construct street improvements to Queen Ave. NE.

**Applicant:** WU PAUL  
WU ARCHITECTURE  
8817 NE 116TH PLACE  
KIRKLAND, WA  
(425) 503-2182

**Tax ID**

0923059231

**Owner:** K & F INVESTMENT LLC  
10802 CORNELL AV S  
SEATTLE WA

**Planner:** Petzel Andrea

**Category: Commercial****LUA06-014 / LE DEV RETAIL/OFFICE BLDG****Status: APPROVED****Reviewer:** Jan Illian**LUA06-004 / LANDING LOT LINE ADJUSTMENT****Status: RECORDED****Submittal Date:** 01/12/2006**Acceptance Date:** 01/20/2006**Decision Date:** 05/03/2006**Associated Land Use Actions** Lot Line Adjustment**Address:** N OF N 8TH ST BTW LOGAN AND GARDEN AVES  
1002 PARK AVE N**Description:** AT THE CITY'S REQUEST, ADJUST LOT LINES BETWEEN LOTS 2 AND 3, AND TRACT D (FUTURE N. 10TH ST) OF THE BOEING LAKESHORE LANDING BINDING SITE PLAN, TO REALIGN FUTURE INTERSECTION OF GARDEN AVE. N AND N. 10TH ST.**Applicant:** NICOLE HERNANDEZ, PE-  
W&H ENGINEERING  
3350 MONTE VILLA PARKWAY  
BOTHELL, WA  
425-951-4840**Tax ID**

0886600020

**Owner:** BOEING COMPANY THE  
100 N RIVERSIDE M/C 5003-4027  
CHICAGO IL  
100 N RIVERSIDE  
KC Assessor Account NOT FOUND**Owner:** TRANSWERSTERN HARVEST LAKESHORE LLC**Planner:** Keri Weaver**Reviewer:** Jan Illian**LUA05-165 / SOUTHPORT EVENTS TEMP USE****Status: ISSUED****Submittal Date:** 12/21/2005**Acceptance Date:** 01/09/2006**Decision Date:** 02/08/2006**Associated Land Use Actions** Temporary Use Permit**Address:** 1101 LAKE WASHINGTON BLVD N  
1053 LAKE WASHINGTON BLVD N**Description:** Permit to hold temporary events at the Southport site

Temporary Use Permit to hold outdoor events at the southport site. The subject site is currently zoned COR 3. The subject site is currently used as a gravel parking lot for the Waterways Cruises, a public waterfront promenade, and open lawn area. The area of the subject site totals 359,673 square feet. The outdoor events would be held in the open lawn area. Events would include concerts, festivals, weddings, corporate events, and other such activities. The events would host up to 500 attendees and involve temporary tent and stage

**Category: Commercial****LUA05-165 / SOUTHPORT EVENTS TEMP USE****Status: ISSUED**

structures. The temporary structures would be removed after each event.

**Contact:** STALZER BILL  
STALZER AND ASSOCIATES  
603 STEWART ST., SUITE 419  
SEATTLE, WA  
(206) 264-1150

**Tax ID**

0823059216  
0523059075

**Owner:** SOUTHPORT ONE LLC  
1083 LAKE WASHINGTON BLVD N #50  
RENTON WA

**Planner:** Jill Ding

**Reviewer:** Jan Illian

**LUA05-161 / LOWE'S OF RENTON****Status: APPROVED**

**Submittal Date:** 12/14/2005

**Acceptance Date:** 03/08/2006

**Decision Date:** 08/08/2006

**Associated Land Use Actions** Environmental (SEPA) Review, Hearing Examiner Site Plan, Master Plan Review

**Address:** 800 GARDEN AVE N

**Description:** APPLICANT IS REQUESTING MASTER PLAN AND SITE DEVELOPMENT PLAN APPROVAL, AND SEPA REVIEW, FOR A LOWE'S HOME IMPROVMENT RETAIL STORE TOTALLING 129,342 SQ FT WITH A 26,222 SQ FT GARDEN AREA AND 411 PARKING SPACES. THE SITE IS LOCATED AT 800 GARDEN AVE. N, AT THE INTERSECTION OF PARK AVE. N AND GARDEN AVE. N.

**Applicant:** DASH-80 LP

**Tax ID**

0823059217

**Applicant:** MANION, JIM  
LOWE'S HIW  
1530 FARADAY AVE 3 140  
CARLSBAD, CA  
760-804-5308

**Contact:** MANZER, PAUL  
PACLAND  
11235 SE 6TH ST SUITE 220  
BELLEVUE, WA  
425-453-9501

**Owner:** DASH 80 LP  
440 N FIRST ST #200  
SAN JOSE CA

**Planner:** Jill Ding

**Reviewer:** Jan Illian



**Category: Commercial****LUA05-155 / Rainier Station****Status: APPROVED****Submittal Date:** 12/07/2005**Acceptance Date:** 01/06/2006**Decision Date:** 04/25/2006**Associated Land Use Actions** Environmental (SEPA) Review, Hearing Examiner Site Plan, Hearing Examiner Variance, ,

**Address:** 601 RAINIER AVE N  
 625 RAINIER AVE N  
 559 RAINIER AVE N  
 575 RAINIER AVE N

**Description:** APPLICANT IS REQUESTING SITE DEVELOPMENT PLAN APPROVAL FOR 52,000 SQ FT OF PHASED COMMERCIAL SPACE IN 3 BUILDINGS, WITH A 209-STALL PARKING GARAGE, ON 3.3 ACRES ZONED COMMERCIAL ARTERIAL (CA). SITE IS LOCATED AT 601 RAINIER AVE NORTH. EXISTING BUILDINGS ONSITE WILL BE REMOVED. A LOT LINE ADJUSTMENT, 6 VARIANCES AND 2 MODIFICATIONS ARE ASSOCIATED WITH THE PROPOSAL. WETLANDS, BUFFERS AND STREAM COURSE ON OR NEAR SITE.

**Applicant:** JDA GROUP, LLC  
 95 S TOBIN ST  
 RENTON, WA

**Tax ID**

9564800170  
 4202401210  
 9564800007  
 9564800175

**Contact:** EVERIST MEREDITH  
 BAYLIS ARCHITECTS  
 10801 MAIN STREET  
 BELLEVUE, WA  
 (425) 454-0566

**Owner:** JDA GROUP LLC&I D KLINE CO  
 95 S TOBIN ST #201  
 RENTON WA  
 C/O HOLMAN R/E SERVICES

**Planner:** Keri Weaver

**Reviewer:** Arneta Henninger

**LUA05-154 / TACO TIME OFFICE ADDITION****Status: APPROVED****Submittal Date:** 12/07/2005**Acceptance Date:** 02/02/2006**Decision Date:** 03/16/2006**Associated Land Use Actions** Administrative Site Plan

**Address:** 3300 MAPLE VALLEY HWY

**Description:** Addition of office and storage space to Taco Time building

Addition of 3,495 total square feet to an existing 9,788 square foot office building. The subject site totals 58,950 square feet in area and is located within the Commercial Neighborhood (CN) zoning designation. The proposed addition would result in the removal of 4 parking spaces from the eastern portion of the existing building. Access to the subject site would remain via two existing driveways one off of Monroe Avenue SE and the other off of SE 6th Street.

**Category: Commercial****LUA05-154 / TACO TIME OFFICE ADDITION****Status: APPROVED**

**Applicant:** ACCORD, INC  
3300 MAPLE VALLEY HWY  
RENTON, WA  
(425) 226-6656

**Tax ID**

5126900211

**Owner:** ACCORD INC  
3300 MAPLE VALLEY HWY  
RENTON WA

**Planner:** Jill Ding

**Reviewer:** Mike Dotson

**LUA05-133 / RAINIER AVE VARIANCE****Status: APPROVED**

**Submittal Date:** 10/28/2005

**Acceptance Date:** 11/10/2005

**Decision Date:** 04/25/2006

**Associated Land Use Actions** Hearing Examiner Variance

**Address:** 500 BLOCK OF RAINIER AVE S

**Description:** THE APPLICANT IS REQUESTING A VARIANCE FROM TREE CUTTING AND LAND CLEARING REGULATIONS (CHAPTER 4-9 RMC), TO CLEAR VEGETATION WITHIN A 25-FOOT STREAM BUFFER IN ORDER TO CULVERT AND REDIRECT THE STREAM. THE VARIANCE REQUEST IS PART OF THE RAINIER AVENUE MIXED USE PROJECT APPLICATION (LUA04-093).

**Applicant:** AHBL, INC.  
MATT WEBER  
2215 N 30TH ST, #300  
TACOMA, WA  
(253) 383-2422

**Tax ID**

9564800110

**Owner:** JDA GROUP LLC&I D KLINE CO  
95 S TOBIN ST #201  
RENTON WA  
C/O HOLMAN R/E SERVICES

**Planner:** Keri Weaver

**Reviewer:** Arneta Henninger

**LUA05-132 / ARMONDO'S SIGN VARIANCES****Status: APPROVED**

**Submittal Date:** 10/25/2005

**Acceptance Date:** 10/27/2005

**Decision Date:** 12/29/2005

**Associated Land Use Actions** Administrative Variance

**Address:** 310 WELLS AVE S

**Description:** SIGN CODE VARIANCES FOR RELOCATED RESTAURANT IN CITY CENTER SIGN REGULATION

**Category: Commercial****LUA05-132 / ARMONDO'S SIGN VARIANCES****Status: APPROVED****AREA**

The applicant is requesting an administrative variance from RMC 4-4-100H.5d in order to install a projecting sign at the corner of Wells Avenue S and Houser Way S. The variance is requested in order to exceed the code allowance for height, illumination, projection, sign face separation, and height above grade. The proposed three face sign would have a total sign area of 69.58 square feet. The north and south facing panels would each be 46.86 square feet in area and the side of the sign is proposed at 1.6 foot width and 22.72 square feet in area. The overall height of the sign is 14.2 feet and would be mounted approximately 8 feet above grade. The illumination of the sign is a combination of external and internal lighting. The site is within the Center Downtown (CD) zoning designation.

**Applicant:** PAVONE ARMONDO  
310 WELLS AVE S  
RENTON, WA  
206-799-0867

**Tax ID**

7231501260

**Owner:** ALPINE ONE LLC  
310 WELLS AVE S  
RENTON WA  
206-799-0867

**Planner:** Nancy Weil

**Reviewer:** Kayren Kittrick

**LUA05-114 / Kennydale Business Park****Status: APPROVED****Submittal Date:** 09/21/2005**Acceptance Date:** 10/10/2005**Decision Date:** 03/02/2006**Associated Land Use Actions** Abbreviated Checklist, Hearing Examiner Site Plan

**Address:** 1900 block of NE 48th St.  
1901 NE 48TH ST

**Description:** 123,604 SQ. FT. OF OFFICE IN 2 MULTI STORY BUILDINGS ON 5 ACRE SITE WITH STEEP SLOPES. 409 ASSOCIATED PARKING SPACES ARE PROPOSED

The applicant is requesting Environmental Review and Hearing Examiner Site Plan review for the construction of two buildings multi-use commercial site. Approximately 123,604 square feet of commercial space with 136,766 square feet, two stories of parking. The site contains sensitive slopes. The site is zoned Commercial Arterial (CA). Access to the site would be from NE 48th Street via two access drives.

**Applicant:** SEELIG HOWARD  
SELLIG FAMILY PROPERTIES  
PO BOX 1925  
BELLEVUE, WA  
(425) 451-8203

**Tax ID**

3343300820

**Category: Commercial****LUA05-114 / Kennydale Business Park****Status: APPROVED**

**Contact:** CDA & PIRCHER ARCHITECTS, INC  
PO BOX 55429  
SEATTLE, WA  
206-368-9668

**Owner:** 621 COMPANY  
PO BOX 1925  
BELLEVUE, WA  
(425) 451-8203

**Planner:** Jill Ding

**Reviewer:** Jan Illian

**LUA05-104 / BARBEE MILL SHORELINE RESTORAT****Status: APPROVED**

**Submittal Date:** 08/26/2005

**Acceptance Date:** 09/15/2005

**Decision Date:** 10/17/2005

**Associated Land Use Actions** Environmental (SEPA) Review, Shoreline Exemption

**Address:** 4201 LAKE WASHINGTON BLVD N

**Description:** SHORELINE RESTORATION PROJECT--RECONVERT UPLAND TO SAND AND GRAVEL BEACH

Aquatic land that was historically converted to upland during the operation of the Barbee Mill, which ceased operations in the late 1990's, is proposed to be restored to a sand and gravel beach. The restoration plan would be accomplished with the following steps: demolition and removal of upland lumber mill facilities; removal of in-water structures (pilings and pier); excavation of fill soils to achieve subgrade elevations; installation of toe rock and quarry spill berm; and the importation of sand, gravel, and rock materials for beach construction. The project area is located within the Urban Shoreline Designation.

**Applicant:** CUGINI ROBERT  
425-226-3900

**Tax ID**

3224059034

**Contact:** ANCHOR ENVIRONMENTAL  
1423 THIRD AVE #300  
SEATTLE, WA  
206-287-9130

**Owner:** BARBEE FOREST PRODUCTS INC  
BOX 359  
RENTON WA  
425-226-3900

**Owner:** DEPT OF NATURAL RESOURCES  
1111 WASHINGTON ST SE, MS 47027  
OLYMPIA, WA  
360-902-1240

**Owner:** DNR

**Planner:** Jill Ding

**Category: Commercial****LUA05-104 / BARBEE MILL SHORELINE RESTORAT Status: APPROVED**

Reviewer: Fries Juliana

**LUA05-102 / Rite Aid Storage Trailers II Status: ISSUED**

Submittal Date: 08/19/2005

Acceptance Date: 09/01/2005

Decision Date: 09/16/2005

Associated Land Use Actions Temporary Use Permit

Address: 3116 NE SUNSET BLVD

Description: Proposed temporary outdoor storage of shipping container 8/29 to 10/25

Applicant: RITE AID CORPORATION

**Tax ID**Applicant: FABIEN ELIZABETH  
RITE AID 5203  
3116 NE SUNSET BLVD  
RENTON, WA  
(425) 793-5143

0423059095

Owner: THRIFTY PAYLESS INC NO 5203  
PO BOX 3165  
HARRISBURG PA

Planner: Valerie Kinast

Reviewer: Arneta Henninger

**LUA05-101 / Safeway Fueling Station 1468 Status: APPROVED**

Submittal Date: 08/19/2005

Acceptance Date: 09/22/2005

Decision Date: 01/24/2006

Associated Land Use Actions Environmental (SEPA) Review, Administrative Site Plan

Address: 4300 NE 4TH ST

Description: Fueling station on site of the Safeway grocery store in the CA zone

The applicant is requesting Environmental (SEPA) Review and Administrative Site Plan approval for the construction of fueling station located at the existing Safeway at 4300 NE 4th Street. The proposal would include a 4,365 square foot canopy with a 464 square foot kiosk. Four fueling dispensers and two underground tanks are proposed, as well as associated parking, landscaping, and utility improvements. The site is zoned Commercial Arterial (CA) and is located in the 4th Street Commercial Corridor and Business District Overlays. The site is located in the Aquifer Protection Zone 2. A 60 to 90 day construction schedule is estimated.

**Category: Commercial****LUA05-101 / Safeway Fueling Station 1468****Status: APPROVED**

**Applicant:** DEAN DAVID H.  
IN FORM, INC.  
12330 120TH AVE NE  
KIRKLAND, WA  
(425) 821-7760

**Contact:** DEAN DAVID OR TIM HALL  
IN FORM, INC  
12330 120TH AVE NE  
KIRKLAND, WA  
(425) 821-7760

**Owner:** SAFEWAY INC STORE 1468  
1371 OAKLAND BL STE 200  
WALNUT CREEK CA  
C/O COMPREHENSIVE PROP TAX

**Owner:** SAFEWAY INC. - REAL ESTATE  
SARA OSBORNE  
1121 124TH AVE NE  
BELLEVUE, WA  
(425) 637-2267

**Planner:** Nancy Weil

**Reviewer:** Arneta Henninger

**Tax ID**

8805000030

**LUA05-084 / Blayden Temporary Use Permit****Status: ISSUED****Submittal Date:** 07/12/2005**Acceptance Date:** 08/12/2005**Decision Date:** 10/04/2005**Associated Land Use Actions** Temporary Use Permit**Address:** 2533 ILWACO AVE NE

**Description:** The applicant is requesting a Temporary Use Permit to allow an existing business - contractor's office and shops to continue to operate at 2533 Ilwaco Avenue NE (9933 143rd Ave SE). The business is located on a parcel that is included in a proposed preliminary plat. The request is for the operation to be allowed to continue until the plat is recorded. The existing 3600 sq ft structure which houses the business will be converted to a single-family residence on a lot to be created in the preliminary plat (Langley Ridge At May Creek).

**Contact:** HANSON CONSULTING  
JIM HANSON  
17446 MALLARD COVE LN  
MT VERNON, WA  
(360) 422-5056

**Tax ID**

0323059002

**Owner:** BLAYDEN ROBERT E & SHIRLEY  
PO BOX 3029  
RENTON WA

**Planner:** Nancy Weil

**Category: Commercial****LUA05-084 / Blayden Temporary Use Permit****Status: ISSUED****Reviewer:** Mike Dotson**LUA05-074 / Larry's Maplewood Espresso****Status: APPROVED****Submittal Date:** 06/21/2005**Acceptance Date:** 08/23/2005**Decision Date:** 09/27/2005**Associated Land Use Actions** Administrative Site Plan**Address:** 3404 MAPLE VALLEY HWY  
3345 SE 8TH ST**Description:** Drive-through Espresso Stand

Administrative Site Plan Review for a 625 square foot espresso stand with two drive-through windows on two parcels totaling 25,910 square feet in area. The subject site is located within the Commercial Neighborhood (CN) zoning designation. Access to the espresso stand would be provided via two driveway access points, one onto Maple Valley Highway (SR 169) and one onto Maplewood Avenue S. 5 parking spaces including 1 ADA accessible space are proposed to serve the new espresso stand.

**Applicant:** RAMIREZ LARRY  
24207 237TH WAY SE  
MAPLE VALLEY, WA  
(206) 778-9324**Tax ID**

5126900215

1623059017

**Contact:** THOMAS TED  
THOMAS GROUP  
21025 3RD AVE S  
DES MOINES, WA  
(206) 391-1025**Owner:** RAMIREZ LARRY  
24207 237TH WAY SE  
MAPLE VALLEY, WA  
(206) 778-9324**Owner:** RAMIREZ LAWRENCE F+RENEE M**Planner:** Jill Ding**Reviewer:** Arnetta Henninger**LUA05-072 / JIMI HENDRIX HOUSE MUSEUM****Status: ISSUED****Submittal Date:** 06/09/2005**Acceptance Date:** 07/05/2005**Decision Date:** 08/17/2005**Associated Land Use Actions** Temporary Use Permit**Address:** 3612 NE 4TH ST

**Category: Commercial****LUA05-072 / JIMI HENDRIX HOUSE MUSEUM****Status: ISSUED**

**Description:** MOVE FORMER RESIDENCE OF JIMI HENDRIX FROM CITY OF SEATTLE TO EXISTING MOBILE HOME PARK ON A TEMPORARY BASIS. A SEPARATE AND FUTURE APPLICATION WILL PROPOSE TO TURN THE STRUCTURE INTO A MUSEUM AT THIS SITE.

The applicant is requesting a temporary use permit to allow the childhood home of Jimi Hendrix to be relocated to the City of Renton from the City of Seattle. The home would be within an existing mobile home park and placed where an existing mobile home would be removed. The site is adjacent to NE 4th Street and is to the north of Greenwood Memorial Cemetery (the burial place of Hendrix). The childhood home is approximately 1,500 sq. ft. in area. The site is zoned Commercial Arterial (CA) and is within the Commercial Corridor (CC) Comprehensive Plan Land Use designation. The relocation is proposed to occur in August, 2005 and during non-rush hour traffic to reduce traffic delays. A new building foundation would be constructed prior to the relocation. It is anticipated that existing landscaping, utilities or off-site improvements would not be affected by the temporary use. At some future time, the applicant proposes to develop the home into a cultural facility including a museum and other support uses including a music studio.

Original approval for the Hendrix house granted 8-17-2005. Original expiration date was 02/17/2006. On 8-13-2007, the Director wrote a letter to Peter Sikov extending the period of validity to 2-17-2008.

**Applicant:** SIKOV PETER  
PO BOX 22286  
SEATTLE, WA  
206-228-3074

**Tax ID**

0923059176

**Owner:** AYERS CECIL H  
432 SPENCER RD  
SEQUIM WA

**Planner:** Jennifer Henning

**Reviewer:** Mike Dotson

**LUA05-068 / TIMES SQUARE SIGN VARIANCE****Status: APPROVED**

**Submittal Date:** 05/26/2005

**Acceptance Date:** 06/01/2005

**Decision Date:** 06/22/2005

**Associated Land Use Actions** Board of Adjustment Variance

**Address:** 500 SW 39TH ST

**Description:** Sign variance to exceed the permitted number of freestanding signs. In addition to the 2 permitted 150 sq. ft. freestanding identification signs, 4 additional 32 sq. ft. identification signs and five 12 sq. ft. vehicular directional signs are requested.



**Category: Commercial****LUA05-068 / TIMES SQUARE SIGN VARIANCE****Status: APPROVED**

**Applicant:** GNU GROUP  
3451 GOLDEN GATE WAY  
LAFAYETTE, CA  
510-883-1010

**Owner:** BEDFORD PROPERTY INVESTORS  
270 LAFAYETTE CIR  
LAFAYETTE CA  
ATTN BEVERLY NILSON  
925-299-4273

**Planner:** Jill Ding

**Reviewer:** Jan Illian

**Tax ID**

1253810020

**LUA05-061 / RENTON VILLAGE EXPANSION '05****Status: APPROVED****Submittal Date:** 05/10/2005**Acceptance Date:** 05/19/2005**Decision Date:** 07/28/2005**Associated Land Use Actions** Environmental (SEPA) Review, Hearing Examiner Site Plan

**Address:** RENTON VILLAGE SHOPPING CENTER  
365 S GRADY WAY  
355 S GRADY WAY  
375 S GRADY WAY

**Description:** 4 NEW BUILDINGS TOTALING 26,850 SQUARE FEET AT RENTON VILLAGE: A RETAIL BUILDING, A RESTAURANT, A TIRE STORE, AND A BANK.

The applicant is requesting Environmental Review and Hearing Examiner Site Plan review for the construction of four buildings on Lots C2, C3 and C4 of the Renton Village Shopping Center. The proposal includes: a 5,200 sq. ft. restaurant (Applebee's); a 5,000 sq. ft. bank (Wells Fargo); a 7,850 sq. ft. auto store (Discount Tire Co.) and a 9,000 sq. ft. multi-tenant retail building. The site is zoned Commercial Arterial and is in the Automall Improvement District - Area B. Access to the site would be via two private drives from South Grady Way and South Renton Village Place. The applicant is requesting a modification to the parking standards to increase the number of required parking stalls.

**Contact:** W & H PACIFIC  
3350 MONTE VILLA PKWY  
BOTHELL, WA  
425-951-4810

**Tax ID**

1923059101

1923059102

1923059103

**Owner:** RVA CENTER LLC  
520 PIKE ST #1500  
SEATTLE WA  
C/O SANDORFFY M & CO  
206-682-6868

**Planner:** Susan Fiala**Reviewer:** Arneta Henninger

**Category: Commercial****LUA05-043 / OLYNYK/FACTORY AVE N MIXED USE      Status: APPROVED****Submittal Date:** 04/04/2005**Acceptance Date:** 04/19/2005**Decision Date:** 06/07/2005**Associated Land Use Actions** Environmental (SEPA) Review, Administrative Site Plan**Address:**

108 FACTORY AVE N

**Description:** 6,277 sf commercial, 3,859 sf residential and parking in one 3-story building

Site Plan Approval for the construction of a 10,136 square foot 3-story mixed use building on a 14,656 square foot parcel zoned Commercial Arterial (CA). An existing vacant building is currently located on the northwest corner of the site and is proposed to be removed. Ground floor area will be 2,418 square feet of retail space, second floor area will be 3,859 square feet of office space, and the third floor area will be 3,859 square feet and consist of 4 residential dwelling units. A parking modification was requested to reduce the number of required parking spaces from 28 parking spaces, to 26 parking spaces.

**Applicant:**

JOHNSTON AL  
AL JOHNSTON DESIGNS  
6928 15TH AVE SE  
LACEY, WA  
360-458-4600

**Tax ID**

1352300955

**Owner:**

OLYNCO DEVELOPMENT LLC  
1222 BRONSON WAY #100  
RENTON WA

**Owner:**

OLYNYK STEVE  
1222 BRONSON WAY N  
RENTON, WA  
425-228-2824

**Planner:**

Jill Ding

**Reviewer:**

Arneta Henninger

**LUA05-031 / HILLCREST SQUARE LLA      Status: RECORDED****Submittal Date:** 03/15/2005**Acceptance Date:** 03/30/2005**Decision Date:** 05/19/2005**Associated Land Use Actions** Lot Line Adjustment**Address:**

NE 4th Street & Duvall Ave NE  
4525 NE 4TH ST  
4605 NE 4TH ST  
4575 NE 4TH ST  
4606 NE 3RD CT  
355 DUVALL AVE NE

**Description:** LOT LINE ADJUSTMENT RECONFIGURING 5 COMMERCIAL LOTS INTO 4

The applicant is proposing to adjust lot lines between five existing parcels to four parcels (lots). New Lots A, B, and C would contain new commercial/retail structures and new Lot D

**Category: Commercial****LUA05-031 / HILLCREST SQUARE LLA****Status: RECORDED**

would contain the residential portion of the Hillcrest Square Mixed-Use Development. The new lots would contain the site improvements including the roads, parking, utilities and landscaping for each new structure.

**Applicant:** HILLCREST SQUARE LLC  
10430 ISSAQUAH-RENTON RD  
ISSAQUAH, WA  
425-427-0149

**Owner:** BALES G H ET AL #15765  
7517 GREENWOOD AV N  
SEATTLE WA  
C/O EXECUTIVE HOUSE INC

**Owner:** BALES LIMITED PARTNERSHIP  
PO BOX 3015  
RENTON WA

**Owner:** BALES SELF STORAGE PARTNERS  
P O BOX 3015  
RENTON WA

**Owner:** BALES SELF STORAGE PARTNERSHIP  
10430 ISSAQUAH-RENTON RD  
ISSAQUAH, WA  
425-427-0149

**Planner:** Susan Fiala

**Reviewer:** Arneta Henninger

**Tax ID**

1523059031  
1523059034  
1523059071  
1523059094  
1523059102

**LUA05-007 / ONE-DAY TOOL SALE****Status: ISSUED****Submittal Date:** 01/18/2005**Acceptance Date:** 01/25/2005**Decision Date:** 01/26/2005**Associated Land Use Actions** Temporary Use Permit**Address:** 505 WILLIAMS AVE S

**Description:** The applicant has applied for a Temporary Use permit to allow retail sales in a residential zone. The applicant is proposing to conduct a one-day tool sale at St. Andrew's Masonic Lodge from 11:00 am to 7:00 pm on Monday, February 14th, 2005.

**Applicant:** CONNELL CHRIS  
TAP ENTERPRISES  
343 N MAIN  
FREMONT, NE  
(402) 721-2901

**Tax ID**

7231502580

**Category: Commercial****LUA05-007 / ONE-DAY TOOL SALE****Status: ISSUED**

**Contact:** SNELL ELLEN  
TAP ENTERPRISES  
343 N MAIN  
FREMONT, NE  
(800) 989-3295

**Owner:** ST ANDREWS BLDG CORP  
505 WILLIAMS AV S  
RENTON WA

**Planner:** Valerie Kinast

**LUA04-151 / Southport Parking Lot Temp Use****Status: APPROVED****Submittal Date:** 12/02/2004**Acceptance Date:** 12/15/2004**Decision Date:** 01/06/2005**Associated Land Use Actions** Temporary Use Permit**Address:** 1101 LAKE WASHINGTON BLVD N**Description:** TEMPORARY 523-STALL PARKING LOT ASSOCIATED WITH CRUISE SERVICES ON LAKE WASHINGTON

The proposal is to use an existing site for a temporary parking lot with 523 parking stalls to be used for entertainment and commercial uses such as Westerways Cruises until such time as the property is needed for future development of the Southport project ultimately planned for this site. The site is currently composed of crushed concrete and will no grading will occur as a result of this proposal. Individual parking spaces will be marked with lime and the ends of parking aisles will be marked with logs or other suitable material. The primary access to the site from Lake Washington Blvd is located at the southeast corner of the site with secondary access being located at the northwest corner of the site.

Approved with conditions January 6, 2005.

**Contact:** STALZER & ASSOCIATES  
603 STEWART STREET #419  
SEATTLE, WA  
206-264-1150  
bstalzer@seanet.com

**Tax ID**

0823059216

**Owner:** SOUTHPORT LLC  
1083 LAKE WASHINGTON BLVD N, SUITE 50  
RENTON, WA

**Planner:** Jill Ding**Reviewer:** Jan Illian

**Category: Commercial****LUA04-145 / FEDERAL RESERVE BANK****Status: APPROVED****Submittal Date:** 11/10/2004**Acceptance Date:** 11/22/2004**Decision Date:** 02/03/2005**Associated Land Use Actions** Environmental (SEPA) Review, Hearing Examiner Site Plan**Address:** W OF OAKESDALE BTWN SW 23RD ST AND SW 30**Description:** 93,000 SQ. FT. FEDERAL RESERVE CASH PROCESSING & ADMIN FACILITY.

The applicant, Federal Reserve Bank, is requesting Environmental (SEPA) Review and Hearing Examiner Site Plan approval for the construction of a 95,415 sq. ft. cash processing facility and a 3,600 sq. ft. vehicle screening building on a 10.8 acre site in Longacres Office Park. The project also includes a stormwater detention pond, truck loading court, 120 surface parking stalls, and landscape and site improvements. Access to the property would be via an access drive connecting to SW 27th St. (to be constructed per Strander Blvd./27th St. Corridor Improvement by the City of Renton).

**Applicant:** FEDERAL RESERVE BANK OF SAN FRANCISCO  
101 MARKET ST  
SAN FRANCISCO, CA  
415-974-2753

**Contact:** BOORA ARCHITECTS  
720 SW WASHINGTON #800  
PORTLAND, OR  
503-226-1575

**Owner:** LONGACRES PARK INC.  
C/O BOEING REALTY CORP  
PO BOX 3707 M/C 7H-AH  
SEATTLE, WA  
425-865-1111

**Planner:** Susan Fiala**Reviewer:** Jan Illian**Tax ID**

0886700330  
0886700280  
0886700290  
0886700310  
0886700340  
0886700350  
0886700390

**LUA04-132 / SOUTH LAKE OFFICE CENTER****Status: APPROVED****Submittal Date:** 10/22/2004**Acceptance Date:** 11/12/2004**Decision Date:** 02/14/2005**Associated Land Use Actions** Environmental (SEPA) Review, Administrative Site Plan**Address:** 504 RENTON CENTER WAY SW**Description:** ONE STORY 8,565 SQ FT OFFICE BUILDING

The applicant is requesting Administrative Site Plan Review and Environmental (SEPA) review to construct an 8,565 square foot office building. A Parking Modification is requested in order to provide 41 parking stalls, which will exceed the maximum permitted by code. Landscaping and utility improvements are proposed. The project is located at 504 Renton Center Way SW, a vacant out parcel with overgrown paved parking area. The subject site is zoned Center Arterial (CA) which permits professional office uses.

**Category: Commercial****LUA04-132 / SOUTH LAKE OFFICE CENTER****Status: APPROVED**

**Applicant:** SOUTH LAKE VETERINARY VENTURES LLC  
 PO BOX 88  
 RENTON, WA  
 206-232-0323

**Tax ID**

1823059157

**Contact:** LINDQUIST ARCHITECTS  
 930 N. MULLAN  
 SPOKANE, WA  
 509-922-3990

**Owner:** SOUTH LAKE VETERINARY VENTURES LLC  
 203 SW SUNSET BLVD  
 RENTON WA

**Planner:** Nancy Weil

**Reviewer:** Arneta Henninger

**LUA04-111 / Rite Aid Temp Storage Trailers****Status: ISSUED**

**Submittal Date:** 09/16/2004

**Acceptance Date:** 09/21/2004

**Decision Date:** 10/13/2004

**Associated Land Use Actions** Temporary Use Permit

**Address:** 3116 NE SUNSET BLVD

**Description:** Temporary outdoor storage at Rite Aid

The applicant, Rite Aid, is requesting a Temporary Use Permit to site two metal shipping containers on their property for storage purposes. The metal containers would be placed at the north wall of the Rite Aid building. They would be used as storage units during an interior remodel and then for storage of holiday merchandise. If granted, the Temporary Use Permit would expire on December 15th.

**Applicant:** RITE AID CORP  
 3116 SUNSET BLVD  
 RENTON, WA  
 425-793-5143

**Tax ID**

0423059095

**Owner:** THRIFTY PAYLESS INC NO 5203  
 PO BOX 3165  
 HARRISBURG PA

**Planner:** Valerie Kinast

**Reviewer:** Arneta Henninger

**LUA04-108 / CHANG LOT LINE ADJUSTMENT****Status: RECORDED**

**Category: Commercial****LUA04-108 / CHANG LOT LINE ADJUSTMENT****Status: RECORDED****Submittal Date:** 09/14/2004**Acceptance Date:** 09/30/2004**Decision Date:** 02/04/2005**Associated Land Use Actions** Lot Line Adjustment**Address:** 505 RAINIER AVE N**Description:** LOT LINE ADJUSTMENT BETWEEN THREE LOTS TO ACCOMODATE EXISTING PARKING LOT.

The applicant is proposing to divide the vacated portion of NW 5th Street by adjusting property lines between three abutting parcels. The parcels include Chang's Mongolian Grill restaurant, an automobile service garage and an undeveloped residential property.

**Applicant:** CHANG BROTHERS, INC.  
6301 204TH DR. NE  
REDMOND, WA  
(206) 234-9350

**Tax ID**

4202401500

9564800110

9564800176

**Contact:** CORE DESIGN, INC.  
KEVIN VANDERZANDEN  
14711 NE 29TH PL, #101  
BELLEVUE, WA  
(425) 885-7877

**Owner:** ALHADEFF JACK  
JDA GROUP, LLC  
95 S TOBIN ST  
RENTON, WA

**Owner:** CHANG BROTHERS, INC.  
6301 204TH DR. NE  
REDMOND, WA  
(206) 234-9350

**Owner:** JDA GROUP, LLC

**Owner:** MILLER WAYNE A+DEBRA J  
19611 SE 192ND ST  
RENTON WA

**Planner:** Susan Fiala

**LUA04-105 / STOR-HOUSE SELF STORAGE 2****Status: APPROVED****Submittal Date:** 09/01/2004**Acceptance Date:** 09/13/2004**Decision Date:** 10/12/2004**Associated Land Use Actions** Administrative Site Plan

**Address:** EAST OF EDMONDS AND NE 3RD  
2815 NE 3RD ST  
2829 NE 3RD ST

**Description:** The applicant is proposing Phase II of a self-storage facility located at 2815 NE 3rd Street. The overall site is 7.7 acres, Phase I encompassed 3.5 acres and was approved under LUA - 01-047, SA-A, ECF which included environmental (SEPA) review for the overall site. Phase II

**Category: Commercial****LUA04-105 / STOR-HOUSE SELF STORAGE 2****Status: APPROVED**

will be 2.08 acres with approximately 37,860 square feet of buildings and requires administrative site plan review.

**Applicant:** GILROY, PATRICK  
NORTHWARD  
1560 140TH AV NE #100  
BELLEVUE, WA  
425 747-1726 x102

**Tax ID**

1623059062

**Owner:** GILROY FAMILY LLC  
9633 NE 30TH PL  
BELLEVUE WA

**Planner:** Nancy Weil

**Reviewer:** Jan Illian

**LUA04-097 / MCLENDON LUMBER STORAGE****Status: APPROVED**

**Submittal Date:** 08/12/2004

**Acceptance Date:** 08/18/2004

**Decision Date:** 09/14/2004

**Associated Land Use Actions** Environmental (SEPA) Review

**Address:** 440 RAINIER AVE S

**Description:** 8,223 SQ.FT. ADDITION FOR LUMBER

The applicant is requesting Environmental (SEPA) Review for the construction of a new 8,223 square feet, pre-engineered metal building, which would be open on the south side. The new structure is proposed to be attached to the New McLendon's Store (the former K-Mart building) on the south side of the existing structure. The open-air building is intended to serve as the new drive-through covered area, which would be utilized to unload lumber trucks before moving the lumber into the main sales area (within the existing building). The new structure is one-story in height and would be approximately 25 at its highest point. No trees will be removed as the site is currently 100% impervious and flat. Project construction is proposed to begin in September and be substantially completed by the end of this year.

**Applicant:** POLK WILLIAM  
WILLIAM POLK ASSOCIATES  
1120 POST ALLEY  
SEATTLE, WA

**Tax ID**

1823059118

**Owner:** TENNESSEE GROUP LLC  
715 LIND AVE S  
RENTON WA

**Planner:** Jason Jordan

**Reviewer:** Arneta Henninger



**Category: Commercial****LUA04-093 / RAINIER AVE MIXED-USE PARKING****Status: APPROVED****Submittal Date:** 07/29/2004**Acceptance Date:** 08/12/2004**Decision Date:** 04/25/2006**Associated Land Use Actions** Environmental (SEPA) Review, Administrative Site Plan**Address:** 500 BLOCK OF RAINIER AVE S

**Description:** The applicant is requesting Environmental (SEPA) Review and Administrative Site Plan review for the construction of 27 parking spaces within a surface lot associated with Chang's Mongolian Grill. The proposal includes portions of two large parcels containing Category 2 and 3 wetlands. The Category 3 wetland would be filled in to accommodate the parking lot with wetland compensation proposed off-site and include wetland creation, enhancement and buffer averaging. The proposal also involves the removal of noxious weeds; piping of an existing drainage ditch; installing a retaining wall; utility improvements; and a parking modification.

**Applicant:** JDA GROUP LLC&I D KLINE CO  
95 S TOBIN ST #201  
RENTON WA  
C/O HOLMAN R/E SERVICES  
425-891-1002

**Tax ID**

9564800110

9564800007

**Owner:** JDA GROUP LLC&I D KLINE CO  
95 S TOBIN ST #201  
RENTON WA  
C/O HOLMAN R/E SERVICES  
425-891-1002

**Planner:** Keri Weaver**Reviewer:** Michael Dotson**LUA04-088 / HILLCREST FAMILY FUNFEST****Status: APPROVED****Submittal Date:** 07/22/2004**Acceptance Date:** 07/23/2004**Decision Date:** 08/09/2004**Associated Land Use Actions** Temporary Use Permit**Address:** 2809 NE SUNSET BLVD**Description:** TEMPORARY CARNIVAL

The applicants are proposing to hold a carnival in their parking lot on Saturday, August 14, 2004. They would like to cover approximately half of the bowling alley parking spaces, leaving approximately 40 parking spaces free for parking. The carnival attractions would include booths, a stage, inflatable bouncers and a dunk tank. The applicants are proposing to construct the stage on August 13, 2004, the day before the carnival, between the hours of 8am to 5pm. On Saturday, August 14th they would like to rope off part of their parking lot at 9 am for set-up. They are proposing to start the carnival at noon and end it at 6pm. The carnival would be removed by 11pm on Saturday, August 14, 2004.

**Category: Commercial****LUA04-088 / HILLCREST FAMILY FUNFEST****Status: APPROVED**

**Applicant:** HILLCREST FAMILY BOWLING  
2809 NE SUNSET BLVD  
RENTON, WA  
425-226-1600

**Tax ID**

7227900096

**Owner:** WONG D & C 1 LLC  
6311 SEWARD PARK AV S  
SEATTLE WA

**Planner:** Valerie Kinast

**LUA04-085 / COTTAGES AT HONEY CREEK****Status: APPROVED****Submittal Date:** 07/15/2004**Acceptance Date:** 08/31/2004**Decision Date:** 01/10/2005

**Associated Land Use Actions** Environmental (SEPA) Review, Preliminary Plat, Hearing Examiner Site Plan, Hearing Examiner Variance

**Address:** 4821 NE SUNSET BLVD

**Description:** The applicant is requesting Environmental (SEPA) Review, Hearing Examiner Site Plan and Preliminary Plat approvals and a Variance to the Tree Cutting and Land Clearing regulations. The 3.71 acre site is proposed to be subdivided into 27 single family residential lots (ranging from 2,995 sq. ft. to 5,417 sq. ft.), one commercial lot and several tracts. Access is proposed via NE Sunset Blvd. to a new public street terminating in a cul-de-sac. Honey Creek bisects the site from west to east. The site is zoned Center Neighborhood and is located in the Centers Residential Bonus Districts A and B.

Major Amendment to Cottages at Honey Creek approved Preliminary Plat:

The applicant is requesting Environmental (SEPA) Review and Determination and the Hearing Examiner's recommendation to approve a Major Amendment to a Preliminary Plat. Subdivision of the 3.71 acre site into 27 single family residential lots, one commercial lot, and several tracts was previously approved (January 2005) by the Renton City Council. The applicant has requested the following modifications to the approved Cottages at Honey Creek Preliminary Plat: relocate internal road 29 feet westward, relocate stormwater detention facility to northwest corner of the site, relocate commercial use lot to northeast corner of the site, revise Tracts 'B' and 'D' to reflect relocations, reduce size of Tract 'A' to reflect the road relocation, and revise lot dimensions to accommodate relocation of tracts and roads.

**Applicant:** GOUGH THOMAS  
3002 S. WALKER ST.  
SEATTLE, WA

**Tax ID**

5169700070

**Contact:** DAVIS CONSULTING INC  
27013 PACIFIC HWY S PMB#353  
DES MOINES, WA  
425-228-5959

**Owner:** RICHARDSON DONALD  
4821 SUNSET BL NE  
RENTON WA

**Category: Commercial****LUA04-085 / COTTAGES AT HONEY CREEK****Status: APPROVED****Planner:** Elizabeth Higgins**Reviewer:** Juliana Fries**LUA04-081 / BOEING 1A BINDING SITE PLAN****Status: RECORDED****Submittal Date:** 07/08/2004**Acceptance Date:** 07/12/2004**Decision Date:** 07/29/2004**Associated Land Use Actions** Binding Site Plan

**Address:** 1200 N 8TH ST  
 1001 GARDEN AVE N  
 1002 PARK AVE N  
 800 LAKE WASHINGTON BLVD N

**Description:** The applicant is requesting Binding Site Plan approval for the subdivision of a 90.5-acre site into 5 lots, ranging in size from 6.88-acres to 36.94-acres, as well as 14 tracts starting at 0.0006-acres to 3.25-acres in size. The lots are intended for future commercial, residential and/or office development and would require additional SEPA and Site Plan review at the time of individual, site-specific development proposals. The property is currently developed with two buildings (10-50 & 10-65), which were formerly utilized by the Boeing Airplane Manufacturing process. However, they are no longer required and will be demolished or removed from the site under a separate permit process. The creation of access and utility easements, as well as the installation of required improvements, would occur as necessary with site-specific development proposals. Tract areas have been depicted on the submitted plans in order to demonstrate access to each lot is available.

KC Recording #20041223000856

**Applicant:** BOEING REALTY  
 PO BOX 3707 CC 7W-60  
 SEATTLE, WA  
 425-373-7529

**Owner:** BOEING COMPANY THE  
 PO BOX 3707 CC 7W-60  
 SEATTLE, WA  
 425-373-7529

**Planner:** Jason Jordan**Reviewer:** Kayren Kittrick**Reviewer:** Jan Illian**Tax ID**

0823059011  
 0823059079  
 0823059204  
 0823059220  
 0823059221  
 0823059222

**LUA04-072 / MAPLEWOOD GOLF COURSE****Status: APPROVED**

**Category: Commercial****LUA04-072 / MAPLEWOOD GOLF COURSE****Status: APPROVED****Submittal Date:** 06/25/2004**Acceptance Date:** 07/12/2004**Decision Date:** 08/03/2004**Associated Land Use Actions** Environmental (SEPA) Review**Address:** 4030 MAPLE VALLEY HWY**Description:** REGRADE OF #8 GREEN AND DRAINAGE IMPROVEMENTS

The applicant is requesting an Environmental (SEPA) Review for Determination of Non-Significance (DNS) for the reconstruction of the 8th green and hillside at Maplewood Golf Course. The site is located at 4050 Maple Valley Highway and is zoned Resource Conservation - Public (RC-P). The proposed site area is 76,800 square feet. The proposed work consists of installing perforated drain lines and solid lines to improve hillside drainage on site. Approximately 570 cubic yards will be excavated and fill will consist of approximately 200 cubic yards of Greens mix and 730 cubic yards of Fairway sand. Four trees are to be removed.

**Applicant:** CITY OF RENTON  
COMMUNITY SERVICES  
1055 S GRADY WAY  
RENTON, WA  
425 430-6803

**Tax ID**

2223059010

**Owner:** CITY OF RENTON  
1055 S GRADY WY  
RENTON WA

**Planner:** Nancy Weil**Reviewer:** Juliana Fries**LUA04-065 / OLD CITY HALL CHILLER REPLACE****Status: APPROVED****Submittal Date:** 06/10/2004**Acceptance Date:** 06/22/2004**Decision Date:** 06/30/2004**Associated Land Use Actions** Shoreline Exemption**Address:** 200 MILL AVE S**Description:** REPLACE EXISTING ROOFTOP CHILLER AT OLD CITY HALL

**Applicant:** CITY OF RENTON FACILITIES  
1055 GRADY WY  
RENTON WA  
425-430-6605

**Tax ID**

0007200050

**Owner:** CITY OF RENTON  
1055 GRADY WY  
RENTON WA

**Planner:** Nancy Weil

**Category: Commercial****LUA04-056 / COMMUNITY HEALTH CTRS OF K. C. Status: APPROVED****Submittal Date:** 05/28/2004**Acceptance Date:** 06/08/2004**Decision Date:** 07/29/2004**Associated Land Use Actions** Environmental (SEPA) Review, Administrative Site Plan**Address:** 200 S 2ND ST

**Description:** 974 SQ FT ADDITION TO EXISTING COMMERCIAL BUILDING. FORMER DAYCARE WILL BE CONVERTED TO A MEDICAL CLINIC. A PARKING CODE MODIFICATION IS REQUESTED TO ALLOW 44 PARKING STALLS WHICH IS 10 MORE THAN THE CODE ALLOWS. THE APPLICANT IS ALSO REQUESTING A CODE MODIFICATION IN ORDER TO OMIT THE REQUIRED 5% INTERIOR PARKING LOT LANDSCAPING.

The applicant is proposing a change of use to operate a medical office/clinic at 200 S. 2nd Street. The site is zoned Commercial Arterial (CA) and is 46,698 square feet with an existing 5,320 square foot structure. A parking code modification is requested to exceed the allowed number of spaces to 44 parking spaces. Applicant is also requesting code modification to be exempt from the 5% interior parking lot landscape requirement. The site improvements require Site Plan Review and Environmental Review (SEPA).

**Applicant:** OLYMPIC ASSOCIATES  
701 DEXTER AVE N, #301  
SEATTLE, WA  
206-674-6116

**Tax ID**

0007200131

7229500072

**Owner:** COMMUNITY HEALTH CENTERS OF KING COUNTY  
400 E MEEKER #300  
KENT, WA  
425-277-1311

**Planner:** Nancy Weil**Reviewer:** Jan Illian**LUA04-040 / VALLEY MEDICAL CTR EXPANSION Status: APPROVED****Submittal Date:** 04/02/2004**Acceptance Date:** 04/20/2004**Decision Date:** 05/21/2004**Associated Land Use Actions** Environmental (SEPA) Review, Administrative Site Plan**Address:** 400 S 43RD ST**Description:** 23,600 SQ FT EXPANSION OF EXISTING HOSPITAL-VALUE \$35,000,000

The applicant is requesting Environmental (SEPA) Review and Administrative Site Plan approval for the expansion of the Valley Medical Center including the enclosure of an existing courtyard, tenant improvements to three floors, a new patient drop-off area and the conversion of the heliport into a 63 stall surface parking lot. The multi-parcel site is zoned Commercial Office with a P suffix (CO-P). The proposed work includes portions three parcels which total 24 acres. Access would remain as existing, from S. 43rd St. and Talbot Rd. S. to internal roads. The project also includes the installation of landscaping, a pedestrian walkway and other necessary improvements.

**Category: Commercial****LUA04-040 / VALLEY MEDICAL CTR EXPANSION****Status: APPROVED**

**Contact:** NBBJ  
111 SOUTH JACKSON ST  
SEATTLE, WA  
206-223-5188

**Tax ID**

3123059002

**Owner:** VALLEY MEDICAL CENTER  
400 S 43RD ST  
RENTON WA  
425-228-3440

**Planner:** Susan Fiala

**LUA04-028 / CENTER CYCLE****Status: APPROVED****Submittal Date:** 03/04/2004**Acceptance Date:** 03/19/2004**Decision Date:** 04/13/2004**Associated Land Use Actions** Environmental (SEPA) Review, Administrative Site Plan**Address:** 3850 LIND AVE SW**Description:** PROPOSED 7800 SQ FT 1 STORY RETAIL BUILDING

The applicant is proposing to construct a new 7,595 square foot, single story commercial building. The applicant has also proposed to provide 33 on-site parking stalls and associated landscaping and other site improvements. Access to the site is proposed from Lind Avenue SW and via a 30-foot wide easement intersecting with Lind Avenue SW, which is located northeast of the site. Project construction is planned to commence in spring of 2004 and be substantially completed by the end of the same year.

**Applicant:** PACIFIC EXCHANGE COMPANY  
POWELLDEVELOPMENT COMPANY  
P.O. BOX 97970  
KIRKLAND WA  
425-828-4444

**Tax ID**

1253600060

**Applicant:** GROOM, DAVE  
CENTER CYCLE  
20 SW 7TH AVE, SUITE6  
RENTON, WA  
425-228-3661

**Contact:** RONHOVDE TOR-JAN  
RONHOVDE ARCHITECTS  
6625 S. 190TH ST B-1  
KENT, WA  
425-656-0500  
TORJAN@RONHOUDEARCHITECTS.COM

**Owner:** PACIFIC EXCHANGE COMPANY  
1000 SW BROADWAY SUITE 1950  
PORTLAND OR

**Category: Commercial****LUA04-028 / CENTER CYCLE****Status: APPROVED****Planner:** Jason Jordan**LUA04-021 / IDC MEDICAL OFFICE BUILDING****Status: APPROVED****Submittal Date:** 02/25/2004**Acceptance Date:** 02/27/2004**Decision Date:** 04/09/2004**Associated Land Use Actions** Environmental (SEPA) Review, Administrative Site Plan, Shoreline Management**Address:** NW CORNER OF SW 43RD ST & OAKESDALE AVE  
1412 SW 43RD ST**Description:** PROPOSED 3 STORY 60,000 GSF PROF. OFFICE BLDG W/296 PARKING SPACES

The applicant is requesting Environmental (SEPA) Review, Administrative Site Plan approval and a Shoreline Substantial Development permit for the construction of a three-story, 60,420 sq. ft. medical office building. The three-parcel, 9.6 acre site is zoned Commercial Arterial (CA) and is vacant. Primary access would be provided from SW 43rd St. Approximately 296 surface parking stalls would be provided. Springbrook Creek is to the north and within 200 feet of the development. Due to the site's soil type and seismic zone, the building is proposed to be supported on a pile foundation system. The project also includes the installation of landscaping, pedestrian walkways and necessary utility and street improvements. The applicant is requesting modifications to the parking and driveway regulations.

**Applicant:** IDC (AKA TRIPLE G HOLDINGS LLC)  
742 FIRST STREET SOUTH  
KIRKLAND, WA  
425-827-3688**Tax ID**

3623049110

**Contact:** COLLINS WOERMAN  
HARR, ARPIL & GIUNTOLI, PHIL  
777 108TH AVE NE STE 400  
BELLEVUE, WA  
425-889-3333**Owner:** IDC OAKSDALE LLC  
742 1ST ST S  
KIRKLAND WA**Planner:** Susan Fiala**LUA04-016 / BAZE PROFESSIONAL CENTER****Status: APPROVED****Submittal Date:** 02/23/2004**Acceptance Date:** 03/03/2004**Decision Date:** 04/06/2004**Associated Land Use Actions** Environmental (SEPA) Review, Administrative Site Plan**Address:** 150TH BLOCK OF SW 41ST

**Category: Commercial****LUA04-016 / BAZE PROFESSIONAL CENTER****Status: APPROVED****Description:** TWO STORY 13,705 SQ FT PROFESSIONAL OFFICE BLDG, 55 PARKING SPACES PROVIDED

The applicant is requesting Environmental (SEPA) Review and Administrative Site Plan approval for the construction of a two-story professional office building totaling 13,705 sq. ft. The 0.80 acre site is zoned Commercial Arterial (CA) and is currently vacant. Access would be provided via SW 41st Street. Approximately 55 surface parking stalls would be provided. The project also includes the installation of landscaping, a pedestrian walkway and necessary utility and street improvements. A chiropractic office on the main floor is the known tenant. The applicant is proposing to pre-load the site with 1,310 cubic yards of fill.

**Applicant:** BAKER, W. H.  
L.B. INC.  
19104 440TH ST S.E.  
ENUMCLAW, WA  
253-332-7172

**Tax ID**

1253600050

**Owner:** BAZE, RANDY

**Owner:** HENKE, LEIGH

**Owner:** PACIFIC EXCHANGE COMPANY  
1000 SW BROADWAY SUITE 1950  
PORTLAND OR

**Planner:** Susan Fiala

**LUA04-015 / BALES MIXED USE DEVELOPMENT****Status: APPROVED****Submittal Date:** 02/20/2004**Acceptance Date:** 03/01/2004**Decision Date:** 03/30/2004**Associated Land Use Actions** Environmental (SEPA) Review, Administrative Site Plan

**Address:** 4525 NE 4TH ST  
4605 NE 4TH ST  
325 DUVALL AVE NE  
301 DUVALL AVE NE

**Description:** 34 (later 35) TOWNHOUSES & 19,360 SQ FT OF COMMERCIAL

The applicant is requesting Environmental (SEPA) Review and Administrative Site Plan approval for the construction of four commercial buildings totaling (19,360 sq. ft.) and 10 multi-family buildings. The commercial component would include retail, restaurant, office and a small espresso building. Thirty four (34) townhouse and semi-attached units, a community building and common space are also proposed. The multi-parcel 4.37 acre site is zoned Center Suburban (CS) and currently contains two structures proposed to be removed. Access would be provided from both NE 4th St. and Duvall Ave. NE. Approximately 152 parking stalls, including surface and garage spaces, would be provided. The project also includes the installation of landscaping, a pedestrian walkway and necessary utility and street improvements. The original site plan approval was issued on 3-30-04.

On 10-25-04, an minor administrative amendment to relocate a drive through in the commercial area and to increase the building setback from NE 4th street was approved



**Category: Commercial****LUA04-015 / BALES MIXED USE DEVELOPMENT****Status: APPROVED**

subsequent to the original approval.

On 4-8-05, an second amendment to change the community bldg to a 35th unit was approved as a minor administrative amendment subsequent to the original approval.

On 2/10/06 Dev. Svcs. Dir. issued extension new exp: 3/31/08

9-1-06 Schneider Homes purchases the property and requests a 3rd administrative modification for a "minor amendment" to alter only the residential portion of the amended site plan approval in order to increase the on-site parking and revise the residential building elevations. This amendment required 3 additional code modifications: : 1) A modification to have fourteen more parking stalls than are typically allowed by the parking code; 2) a modification to have several landscape areas less than the standard minimum of 5' in width; and 3) a modification to the refuse and recycling standards to have individual rather than communal refuse containers. These code modifications were approved on November 7, 2006. The 3rd minor amendment to the site plan was approved on November 14, 2006.

**Contact:** IVARY WAYNE  
IVARY & ASSOCIATES  
551 NE 65TH ST  
SEATTLE, WA  
206-525-8020

**Owner:** BALES LIMITED PARTNERSHIP  
P O BOX 3015  
RENTON WA

**Owner:** BALES G H ET AL #15765  
C/O EXECUTIVE HOUSE INC  
7517 GREENWOOD AV N  
SEATTLE WA

**Owner:** BALES GEORGE J

**Owner:** BALES KIM

**Owner:** BALES SELF STORAGE PARTNERS  
P O BOX 3015  
RENTON WA

**Planner:** Susan Fiala

**Tax ID**

1523059031  
1523059034  
1523059036  
1523059071  
1523059094

**LUA03-109 / CKR ENTERPRISES, LLC****Status: APPROVED****Submittal Date:** 11/06/2003**Acceptance Date:** 11/17/2003**Decision Date:** 12/16/2003

**Associated Land Use Actions** Conditional Use-Admin, Environmental (SEPA) Review, Administrative Site Plan

**Address:** 5325 NE 4TH ST

**Category: Commercial****LUA03-109 / CKR ENTERPRISES, LLC****Status: APPROVED****Description:** RETAIL SHOPPING CENTER

The applicant is proposing to redevelop an existing commercial site within the Convenience Commercial (CC) zoning designation. The site is located at the SE corner of Jericho Avenue NE and NE 4th Street. The applicant is proposing to construct a 5,000 square foot retail/restaurant building, a 4,600 square foot retail produce building, a 3,200 square foot convenience store with fuel island dispensers and a 790 square foot detached car wash facility, and a 243 square foot espresso stand. The applicant has proposed to include 64 parking spaces that would serve all the proposed uses within the site. Access to the development is planned from NE 4th Street and Jericho Avenue NE. The project requires environmental SEPA review, administrative site plan review and an administrative conditional use permit for the fueling station and car wash facility. Upon project approval, the applicant anticipates project construction to begin in spring of 2004 and be substantially completed by fall of the same year.

**Applicant:** CKR ENTERPRISED  
5325 NE 4TH STREET  
RENTON, WA

**Tax ID**

0847100016

**Owner:** BAKER FINANCIAL, LLC  
13326 230TH AVE SE  
ISSAQUAH, WA

**Planner:** Jason Jordan

**Reviewer:** Juliana Sitthidet

**LUA03-096 / SATURN EXPANSION****Status: APPROVED****Submittal Date:** 10/03/2003**Acceptance Date:** 10/10/2003**Decision Date:** 11/04/2003**Associated Land Use Actions** Environmental (SEPA) Review, Administrative Site Plan**Address:** 1201 LIND AVE SW**Description:** SERVICE AND DISPLAY EXPANSION ON TO ADJACANT LOT

The applicant is requesting to use the building on the site as a maintenance and service facility and use the remainder of the lot as car display area. The proposal will not increase the size of the existing building, but will involve paving of the site. The applicant is proposing to install new landscaping along Lind Avenue Southwest and Southwest 12th Street. The proposal will require Environmental (SEPA) Review and Administrative Site Plan Review.

**Applicant:** SATURN FOR SEATTLE  
BRIAN MENARD  
4100 194TH STREET SW  
SUITE 210  
LYNNWOOD, WA  
206-793-6160

**Tax ID**

3340404590

**Category: Commercial****LUA03-096 / SATURN EXPANSION****Status: APPROVED**

**Contact:** MENARD, BRIAN  
360-691-3365

**Owner:** GOTTI MARGUERITE M  
1718 HILLTOP RD NW  
GIG HARBOR WA

**Planner:** Kristina Catlin

**LUA03-092 / FIRST SAVINGS BANK OF RENTON****Status: APPROVED**

**Submittal Date:** 09/26/2003      **Acceptance Date:** 10/10/2003      **Decision Date:** 12/18/2003

**Associated Land Use Actions** Environmental (SEPA) Review, Hearing Examiner Site Plan, Hearing Examiner Variance

**Address:** 201 WELLS AVE S  
801 S 2ND ST  
213 WELLS AVE S

**Description:** 46,000 S.F. BUILDING ADDITION WITH PARKING AND DRIVE THRU

The applicant is proposing a new banking facility of approximately 27,200 square feet, which will include retail banking, corporate banking offices, commercial tenant space and basement parking. The existing banking facility will be reduced to 5,252 square feet through the demolition of the northern wing and be used for financial banking offices and a drive-through teller. The applicant is proposing to vacate the existing alley. The proposal will require a Variance, Site Plan Review, and Environmental Review.

**Applicant:** BAYLIS ARCHITECTS  
GUY PECKHAM  
10801 MAIN STREET  
SUITE 110  
BELLEVUE, WA

**Contact:** PECKHAM, GUY  
BAYLIS ARCHITECTS  
10801 MAIN STREET  
SUITE 110  
BELLEVUE, WA

**Owner:** SAVREN SERVICE CORPORATION  
PO BOX 358  
RENTON, WA  
425-255-4400

**Owner:** FIRST SAVINGS BANK OF RENTON  
201 WELLS AV S  
RENTON WA  
425-255-4000

**Planner:** Susan Fiala

**Tax ID**

7231501940  
7231501825  
7231501830  
7231501930  
7231501935

**Category: Commercial****LUA03-092 / FIRST SAVINGS BANK OF RENTON****Status: APPROVED****Reviewer:** Dotson Mike**LUA03-089 / OAKESDALE COMMERCE CENTER****Status: RECORDED****Submittal Date:** 09/19/2003**Acceptance Date:** 10/13/2003**Decision Date:** 01/22/2004**Associated Land Use Actions** Binding Site Plan, Environmental (SEPA) Review, Hearing Examiner Site Plan, Shoreline Management**Address:** OAKESDALE & SW 34TH STREET

**Description:** The applicant is requesting Environmental (SEPA) Review, Hearing Examiner Level 1 Site Plan Review, Hearing Examiner Binding Site Plan Review and Shoreline Substantial Development Permit approval for the subdivision of a 33.6-acre site into 13 lots, ranging in size from 1.47-acres to 4.46-acres, and 6 tracts, 532,999 sq. ft. of commercial/industrial buildings. Required parking for the project ranges between 647 and 835 parking spaces. The lots are intended for future commercial, distribution or office development. The property is currently undeveloped, however, under a previous permit, the site was graded. As part of previous activities a wetland mitigation area is contained in the southwest portion of the property. The creation of access and utility easements and installation of improvements would occur as necessary with site specific development proposals. Easement areas have been depicted on the submitted plans in order to demonstrate access to each lot is available. The Springbrook drainage channel divides the site.

KC Recording #20050112000272

**Applicant:** OAKESDALE COMMERCE CENTER  
CAPSTONE PARTNERS LLC  
1001 4TH AVE  
SUITE 4400  
SEATTLE, WA  
206-389-1527

**Tax ID**

1253810180

**Contact:** FADDEN, BOB  
LANCE MUELLER & ASSOCIATES  
130 LAKESIDESUITE 250  
SEATTLE, WA  
206-325-2553  
BFADDEN@LMUELLER.COM

**Contact:** WELLS BOB  
LANCE MUELLER & ASSOCIATES  
130 LAKESIDE SUITE 250  
SEATTLE, WA  
206-325-2553

**Owner:** THE SEATTLE TIMES CO  
ATT: CASH MANAGEMENT  
PO BOX 70  
SEATTLE WA

**Category: Commercial****LUA03-089 / OAKESDALE COMMERCE CENTER****Status: RECORDED****Planner:** Susan Fiala**LUA03-081 / SAFEWAY RETAIL PAD ON 2ND****Status: APPROVED****Submittal Date:** 08/22/2003**Acceptance Date:** 08/27/2003**Decision Date:** 11/04/2003**Associated Land Use Actions** Environmental (SEPA) Review, Administrative Site Plan**Address:** 203 S 2ND ST  
200 S 3RD ST  
104 S 3RD ST**Description:** 10,250 SQ FT RETAIL PAD ADDITION TO EXISTING SAFEWAY STORE

The applicant is proposing to build a 10,250 square foot building addition on the north side of the existing Safeway in the Commercial Arterial Zone (CA). The structure will be a single story and is anticipated to house several retail and commercial operations. Construction is planned for early fall of 2003 and will take approximately 120 days to complete. This project is subject to Environmental (SEPA) and Administrative Site Plan Review.

**Applicant:** SAFEWAY CORP  
1121 124TH AVE NE  
BELLEVUE, WA  
425-455-6540

**Contact:** CDA ARCHITECTS  
19524 BALLINGER WAY NE  
SHORELINE, WA  
206-368-9668

**Owner:** SAFEWAY CORP  
1121 124TH AVE NE  
BELLEVUE, WA  
425-455-6540

**Planner:** Kristina Catlin

**Tax ID**
0007200211  
0007200119  
0007200199  
0007200212  
1823059071  
7229500140
**LUA03-069 / JAVA TRADING COMPANY ROASTERS****Status: APPROVED****Submittal Date:** 07/18/2003**Decision Date:** 07/22/2003**Associated Land Use Actions** Environmental (SEPA) Review**Address:** 801 HOUSER WAY N**Description:** ENVIRONMENTAL REVIEW ADDENDUM FOR 6 NEW ROASTERS

Java Trading Company is proposing to install and operate six new coffee roasters at 801 Houser Way North. In 2001, the Puget Sound Clean Air Agency (PSCAA) reviewed a request

**Category: Commercial****LUA03-069 / JAVA TRADING COMPANY ROASTERS      Status: APPROVED**

for installation and operation of new coffee roasters at the Java Trading Company site. The original proposal resulted in the issuance of a Determination of Non-Significance (DNS). The DNS was based on the installation and operation of three coffee roasters. The current proposal is to add six new roasters, increasing the total number of roasters on the site to nine.

It has been determined that the environmental impacts of the new proposal are adequately addressed under the analysis of significant impacts contained within the previously adopted DNS. Therefore, the SEPA addendum process has been utilized for the necessary Environmental Review of the proposed development.

**Applicant:** JAVA TRADING COMPANY  
KARL FOGASSY  
801 HOUSER WAY NORTH  
RENTON, WA  
425-917-2954

**Contact:** FOGASSY, KARL  
425-917-2954

**Owner:** GARY MERLINO CONSTRUCTION  
9125 10TH AVENUE SOUTH  
SEATTLE, WA

**Planner:** Kristina Catlin

**Tax ID**

0823059165

**LUA03-066 / HARRINGTON SQUARE      Status: APPROVED**

**Submittal Date:** 07/10/2003      **Acceptance Date:** 07/23/2003      **Decision Date:** 03/08/2004

**Associated Land Use Actions** Environmental (SEPA) Review, Hearing Examiner Site Plan

**Address:** 950 HARRINGTON AVE NE

**Description:** MIXED USE COMMERCIAL/RESIDENTIAL PROJECT

The applicant is requesting Environmental (SEPA) Review and Hearing Examiner Site Plan approval for a 315,691 square foot residential and retail development. The two-parcel site is 2.72 acres in size and is relatively flat with no known sensitive or critical areas. The project would construct 210 multi-family dwelling units, retail space(s), indoor exercise areas, common areas and service areas within a four-story building plus underground parking. Approximately 313 parking stalls, including surface and underground structured spaces, would be provided. The applicant is requesting a modification to the front yard landscaped setback. The subject property is located within the Center Suburban (CS) zoning designation and the Suburban Centers Overlay District.

Hearing Examiners meeting scheduled for November 18, 2003.  
Hearing Examiners decision issued on December 15, 2003.  
Request for Reconsideration on December 30, 2003 by Lawrence Rude (Fire).  
Review by Council's Planning and Development Committee March 4, 2004.  
Hearing Examiner turned down the reconsideration request. January 12, 2004.

**Category: Commercial****LUA03-066 / HARRINGTON SQUARE****Status: APPROVED**

The new appeal date is January 26, 2004.  
 Site Plan Modification received - May 9, 2006  
 Scheduled for ERC - June 20, 2006  
 Scheduled for HEX - July 18, 2006

**Applicant:** PB ARCHITECTS  
 303 BATTERY STREET  
 SEATTLE, WA  
 206-443-9790

**Tax ID**

7227801025  
 7227801024

**Contact:** SHREVE, MICHAEL  
 PB ARCHITECTS  
 206-443-9790 EXT 35

**Owner:** HARRINGTON SQUARE ASSOCIATES LLC  
 2256 38TH PLACE EAST  
 SEATTLE, WA  
 206-322-1218

**Planner:** Susan Fiala

**LUA03-065 / LITHIA HYUNDAI ADDITION--GRADY****Status: APPROVED****Submittal Date:** 07/08/2003**Acceptance Date:** 07/17/2003**Decision Date:** 01/15/2004**Associated Land Use Actions** Environmental (SEPA) Review, Administrative Site Plan**Address:** 700 S GRADY WAY

**Description:** 4,774 SQ FT EXPANSION OF EXISTING LITHIA HUYDAI ON GRADY WAY--ALSO AN OPEN CANOPY IS PROPOSED WHICH CONTAINS AN ADDITIONAL 1,767 SQ FT.

Applicant is proposing a 4,774 square foot, 2-story building addition and a 1,767 square foot drive-through canopy. The addition is intended to facilitate a full parts department, new showroom display, customer waiting area and office space. The applicant is asking for modifications of landscaping and parking requirements.

**Applicant:** HANSEN, HANSEN & JOHNSON  
 1409 ALEXANDER AVENUE E  
 FIFE, WA  
 253-922-4168

**Tax ID**

1923059096

**Owner:** LITHIA REAL ESTATE INC  
 260 E JACKSON ST  
 MEDFORD OR

**Planner:** Kristina Catlin

**Category: Commercial****LUA03-037 / CHILDREN'S VILLAGE****Status: APPROVED****Submittal Date:** 09/11/2003**Acceptance Date:** 10/10/2003**Decision Date:** 11/04/2003**Associated Land Use Actions** Environmental (SEPA) Review, Administrative Site Plan**Address:** 4514 NE 4TH ST  
450 BREMERTON AVE NE**Description:** MIXED USE PROJECT WITH RESIDENTIAL AND OFFICE COMPONENTS

The applicant is requesting Environmental (SEPA) Review and Administrative Site Plan approval for a mixed use development. Three buildings providing child day care, administrative offices, 11 residential units, outdoor play areas, parking and associated site improvements would be located on a 1.25 acre site. Construction is proposed to be phased. Forty-four surface, carport and garage parking spaces would be provided. Fill taken from the north portion of the site is proposed to be moved to two parcels located immediately adjacent to the south of the proposed development. The project is located within the Suburban Centers Residential Demonstration District B.

**Applicant:** STEVEN P. ELKINS ARCHITECTS  
11000 NE 33RD PLACE #101  
BELLEVUE, WA  
425-827-3252**Tax ID**

1023059065

1023059066

**Contact:** SWEENEY, DALE  
425-827-3252**Owner:** VISION HOUSE  
PO BOX 2951  
RENTON, WA  
425-228-0560**Planner:** Andrea Petzel**LUA03-035 / URBAN CRAFTS MIXED USE****Status: APPROVED****Submittal Date:** 04/07/2003**Acceptance Date:** 04/15/2003**Decision Date:** 09/22/2003**Associated Land Use Actions** Environmental (SEPA) Review, Hearing Examiner Site Plan**Address:** 400 OLYMPIA AVE NE**Description:** 27,528 SQ FT 'INCUBATOR' OFFICES FOR NEW BUSINESSES

The applicant is requesting Environmental (SEPA) Review and Hearing Examiner Site Plan approval for the construction of a 27,528 square foot retail, office and creative workspace building and site improvements in the CS zone. The 0.78-acre site is currently vacant. Forty-three parking stalls would be provided. Access to the site would be via Olympia Avenue NE. The applicant is requesting modifications and/or waivers from the required/permitted: 10 foot landscaped setback along Olympia Ave. NE; maximum 15 foot front yard setback along NE 4th Street; and the percentage of compact spaces.



**Category: Commercial****LUA03-035 / URBAN CRAFTS MIXED USE****Status: APPROVED**

**Applicant:** BDJS ASSOCIATES LLC  
 4223 E LEE ST  
 SEATTLE WA  
 206-328-7501

**Tax ID**

0923059177

**Owner:** BDJS ASSOCIATES LLC  
 4223 E LEE ST  
 SEATTLE WA  
 206-328-7501

**Planner:** Susan Fiala

**LUA03-028 / MORRIS PIHA RVMP****Status: APPROVED**

**Submittal Date:** 03/12/2003

**Decision Date:** 06/29/2004

**Associated Land Use Actions** Routine Vegetation Management

**Address:** VACANT LOT OF HARRINGTON PLACE

**Description:** VEG. MANAGEMENT FOR VACANT LOT FOR CODE COMPLIANCE

**Applicant:** MORRIS PIHA  
 ROBERT BENSUSSEN  
 PO BOX 53290  
 BELLEVUE, WA  
 425-974-4207

**Tax ID**

7227801780

**Owner:** GREATER HILANDS LTD PTNRSHIP  
 C/O MORRIS PIHA MGMT GROUP  
 PO BOX 53290  
 BELLEVUE WA

**Planner:** Kristina Catlin

**LUA03-018 / WALGREENS SIGN VARIANCE****Status: APPROVED**

**Submittal Date:** 02/14/2003

**Acceptance Date:** 02/21/2003

**Decision Date:** 03/26/2003

**Associated Land Use Actions** Board of Adjustment Variance

**Address:** 3011 NE SUNSET BLVD

**Description:** SIGN VARIANCE FOR WALGREENS TO ALLOW SIGN IN ROW

The applicant is requesting approval of a sign variance from the Board of Adjustment in order to place a pole sign off-premise and within the abutting right-of-way. A variance was previously granted on May 22, 2002 for a monument sign at this location. However, the applicant would now like to erect a pole sign in place of the monument sign and, therefore,

Category: Commercial

**LUA03-018 / WALGREENS SIGN VARIANCE**

**Status: APPROVED**

requires approval of a separate variance.

**Applicant:** HALLSTROM, JOHN  
919 124TH AVENUE NE, SUITE 101  
BELLEVUE, WA  
425-455-3203

**Tax ID**

7227900019

**Owner:** BALDRIDGE-RENTON, LLC  
11825 MANCHESTER ROAD  
ST. LOUIS  
314-966-2300

**Planner:** Lesley Nishihira